

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 03.26.0263
Our ref: 03.26.0263
Date: 01.05.2026

For the attention of Maya Cullen

Planning Application No: 3/2026/0263

Grid Ref: 368573 438134

Proposal: Proposed conversion of habitable accommodation to a garage with first floor extension above.

Location: The Warren Warren Fold Hurst Green BB7 9QH

The plans and information submitted have been viewed and the following comments are made.

Please note that there is a Public Rights of Way (FP030364) close the application site which must not be obstructed during the proposed development. The granting of planning permission does not constitute the diversion of a Definitive Right of Way.

The proposal does not create an increase in bedrooms. Therefore, no change to the existing parking standards.

The site shall enhance its sustainable transport options to actively encourage and support sustainable transport use. The development must include covered and secure cycle storage to promote cycling as a sustainable mode of transport.

In addition, the development is expected to incorporate an electric vehicle (EV) charging point to further encourage sustainable travel choices. In line with Department for Transport (DfT) guidance on Electric Vehicle Charging in Residential and Non-Residential Buildings, charge points must deliver a minimum power output of 7 kW and be equipped with a universal socket capable of charging all types of electric vehicles.

The Highway Development Control Section is of the opinion that the proposed development will not have a significant impact on highway safety and capacity in the immediate vicinity of the site, therefore, there is no objection to the proposal subject to the above comments being noted and the following condition.

Condition

1. The garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.
Reason: To ensure that adequate parking provision is retained on site.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

