



Planning Department
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Application under Section 73 of the Town and Country Planning Act 1990 to vary planning conditions 2 and 6 attached to planning permission ref: 3/2025/0614 for proposed change of use of the existing dwellinghouse (C3) to a small children's residential home (C2)

Dear Sir / Madam,

PWA Planning is retained by Positive Pathway Solutions ('the applicant') to submit an application under Section 73 of the Town and Country Planning Act 1990 seeking the variation of conditions 2 and 6 attached to permission 3/2025/0614, dated 19 September 2025. This application is made to Ribble Valley Borough Council as Local Planning Authority ('LPA').

Background and Reason for the Application

Planning permission was granted on 19 September 2025 for the change of use of the existing dwellinghouse (C3) to a small children's residential home (C2) at Higher College Farm, Lower Road, Longridge, PR3 2YY ('the site').

Further to the approval of the application, the applicant has realised that there is a requirement for a dedicated office space on the site to carry out the administrative duties relating to the children's residential home. It has been determined that the optimum location for this space would be within the roof space of the garage on the site. The provision of an office at this location would have the benefit of keeping the office space separate to the main accommodation facilities which will be helpful given the confidential nature of some administrative tasks and to provide a quiet space away from the day-to-day living activities taking place in the main residence. In addition, the provision of the office area in the roof space will mean that space within the main building will not need to be utilised, thus maximising the living, and other supporting, accommodation available.

Proposed Amendment

The proposed amendment to the garage design is shown on the submitted Proposed Site Plan, Floor Plan & Elevations (Ref: EAD_314_P_03). The footprint of the garage will remain the same as the original approval at approximately 6.7m x 11m. The eaves height would be 4.0m from ground level and the ridge height would be 5.9m from ground level, this compares to a 2.7m eaves height and 4.6m ridge height as originally approved. The proposed ridge height of the garage matches the height of the existing neighbouring building adjacent to the site and therefore will integrate well with the surrounding context. The increase in the height of the garage is required to ensure adequate head height within the office space.

The garage will continue to provide parking for 3 vehicles at the ground floor level utilising a single and double width garage door arrangement, as per the original permission. The first floor will be accessed via an external staircase with a door on the southern elevation of the garage providing access to the first floor. The majority of the first floor will provide two office spaces, alongside a w.c., small kitchen and storage space.

Externally, the materials proposed for the garage will match the original permission with the garage to be faced in natural random stone with stone quoin detailing and the roof faced in natural slate. In order to ensure that adequate natural light is provided to the first-floor office space, 4no Velux combi window and rooflights are proposed to the east elevation (front) and 3no Velux windows are proposed to the west elevation (rear).

The amendment proposed relates solely to the provision of an office and associated facilities within the roof space of the garage. No changes are proposed to the main residence or elsewhere on the site. As per permission 3/2025/0614, the approved children's residential home will continue to be for children from 8 to 17 years old, with a maximum of 4 children residing at the property, along with up to 4 support staff and a supporting manager.

The proposed change to the garage to provide office accommodation in the roof space is considered to be minor in nature and will deliver benefits to the overall development through the provision of a dedicated area for staff to undertake administrative tasks in a space which is separated from the main living accommodation.

Variation of Condition 2 (Approved Plans)

Condition 2 of permission 3/2025/0614 lists the drawings approved as part of the application. In response to the proposed minor amendment to the garage design required to facilitate an office space within the roof space, an amended Proposed Site Plan, Floor Plan and Elevations Plan has been prepared. While there have been no changes to the Location Plan and Existing Site Plan, the plan reference numbers have been updated. Therefore, there is requirement for the replacement of the plans listed at Condition 2. We set out the plans to be retained and plans to be replaced within the condition wording at Table 1.

Table 1 – Condition 2, Revised Plans List

Approved Plans – 3/2025/0614	Replacement Plans
Location Plan: EAD-203-P-01	Location Plan: EAD_314_P_01
Existing Floor Plans: 6478-02	Existing Site Plan, Floor Plan & Elevations: EAD_314_P_02
Proposed Site Plan, Floor Plan and Elevations: EAD_203_P_03 S1	Proposed Site Plan, Floor Plan and Elevations: EAD_314_P_03

Variation to Condition 6 (Parking Provision)

Condition 6 attached to permission 3/2025/0614 requires that:

“The parking provision hereby approved (EAD_203_P_03 S1) shall be made available for use prior to the C2 use becoming first operational and shall thereafter be retained for use in association with the C2 use hereby approved.”

Whilst the applicant is happy to accord with this condition in the sense of ensuring the parking provision on site is made available prior to the C2 use becoming first operational and being retained for such use, given it is proposed for Plan EAD_203_P_03 S1 to be replaced by Plan EAD_314_P_03 to show the amended garage design, there is a requirement for Condition 6 to be varied to refer to the updated plan as follows:

“The parking provision hereby approved (EAD_314_P_03) shall be made available for use prior to the C2 use becoming first operational and shall thereafter be retained for use in association with the C2 use hereby approved.”

Assessment of the amendments against planning policyPrinciple of Development

The principle of the change of use of the existing dwellinghouse (C3) to a small children’s residential home (C2), along with the erection of a replacement garage remains acceptable. The office space to be provided at the first-floor level of the garage is part of the overall children’s residential home use, providing a space for administrative tasks associated with this use. The scheme, with the minor amendments proposed, will continue to be compatible with the adopted development strategy for the borough in respect of the aims and objectives of Policy DMB1. In addition, the scheme will continue to generate employment within the residential home, and in accordance with Policy DMG2 the development would be appropriate at this location. The scheme will continue to accord with Policy DMG3 as the development will remain well related to Blackburn Road, served by an existing access with reasonable accessibility and connectivity to Longridge.

Design and Visual Amenity

The proposed design of the garage remains similar to the approved development. The footprint of the garage will remain as approved, and the garage will continue to accommodate 3 vehicles at ground floor level. The materials to be used for the garage will also remain as approved via the use of natural random stone, stone quoin detailing and a slate roof.

The ridge height of the amended garage scheme will be approximately 1.3m taller than the original scheme. However, this increase in height is entirely necessary ensure an acceptable head height within the first-floor level office accommodation. The ridge height will mirror the height of the neighbouring building, and therefore, will appear appropriate within its context. The introduction of the Velux rooflights offer a subtle means to ensure adequate natural light at the first-floor level and will also bring some interest to the garage design.

The development remains fully in accordance with Policies DMG1 and DMG2 of the Core Strategy as the design is sympathetic to, and integrates well with, the surrounding context.

Residential Amenity

The delegated report for the original application sets out that given the proposed use and proposed garage do not have any direct interface or inter-relationship with existing nearby residential receptors, the proposed change of use or the resultant associated activities would not result in any measurable impacts upon nearby residential amenities. This remains the case, and accordingly, the proposed development continues to accord with Policy DMG1 by ensuring the development does not have detrimental impacts upon nearby existing residential amenities.

Highways and Parking

The proposed access and parking arrangements remain as per the original consent. Although alterations are proposed to the garage at first floor level, it remains the case that 3no parking spaces will be provided at ground floor level within the garage. The proposal will continue to ensure the safe operation of the highways network, adequate pedestrian infrastructure and vehicle parking provision, in accordance with Policy DMG3.

No amendments to Condition 5 attached to the original consent are proposed which requires that:

"The garage hereby approved shall be kept available for the parking of vehicles associated with the C2 use hereby approved and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles."

It will remain the case that the ground floor of the garage will be used for parking and this use will not be inhibited by the use of the first floor as an office. As shown on the submitted Proposed Site Plan, Floor Plan and Elevations Plan: EAD_314_P_03, the office space will be accessed via a separate entrance to the ground floor parking area and therefore will have no impact on this space.

Conclusion

This s.73 application seeks approval of a minor amendment to the garage approved by planning consent 3/2025/0614 without altering the nature of the consented change of use of the existing dwellinghouse to a small children's residential home. The minor change proposed to accommodate an office space within the roof space of the garage does not give rise to any additional environmental, technical or operational impacts and does not alter the basis on which planning permission 3/2025/0614 was granted.

Accordingly, it is respectfully requested that approval is granted for the variation of Conditions 2 and 6.

Should you require any further information in order to proceed with the determination of the application, please do not hesitate to get in touch.

Yours faithfully

Graeme Thorpe MRTPI
PWA Planning