

Ribble Valley Borough Council
Planning Section
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Your ref: 03.26.0286
Our ref: 03.26.0286
Date: 31.07.2026

For the attention of Anna Robinson

Planning Application No: 3/2026/0528

Grid Ref: 370111 433830

Proposal: Proposed single-storey rear extension and garage conversion.

Location: 14 Rogersfield Langho BB6 8HB

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

The garage conversion is for a 1 bedroom detached annexe within the curtilage of the property.

The existing parking for the main dwelling remains unchanged and 3 parking spaces are achievable on the drive. A minimum of 1 cycle space should be provided to allow for the promotion of sustainable forms of transport and aid social inclusion. This proposal does not affect the vehicle parking for the existing main dwelling.

Subject to the above comments being noted, and the following conditions there is no highway objection.

Conditions

- The detached annexe building hereby approved shall only be used ancillary to the enjoyment of the existing dwelling (household) and shall not be used by way of sale or sub-letting to form separate residential accommodation. Reason: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.
- At least one secure extra cycle space should be provided. This may be provided in a cycle shed located within the development. Reason: To allow for the promotion of sustainable forms of transport and aid social inclusion.

Kind regards

Tahira

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

