

Ribble Valley Borough Council  
Planning Section  
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Your ref: 03.26.0658  
Our ref: 03.26.0658  
Date: 22.09.2026



**For the attention of Lucy Walker**

**Planning Application No: 3/2026/0658**

**Proposal: Proposed change of use of offices from commercial, business and service (Class E(g)) to one dwellinghouse (Class C3), replacement of rear window with door and erection of new boundary treatment. Location: 21 Church Street Clitheroe BB7 2DF**

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

The new class use proposed is less use than the original.

Class 3(g) = 1 space per 30sq m  
Site area = 317.30 sq m  
Internal floor space = 203.1 sq m = 7 parking spaces

C3 4 bedroom dwelling = 3 parking spaces.

There are TRO lines on Church Street with limited waiting order in place 2 hours. No return within 1 hour Mon-Sat 8am-6pm on Church street. Order reference Clitheroe Residents Parking 2014.

The proposal is in a sustainable location within walking distance to local amenities and on a bus route.

A degree of space should be retained as part of the proposal to allow for the storage of refuse bins, whilst retaining pedestrian access. As a result, this should avoid refuse migrating and ultimately being left on the adopted street.

There is no objection to the proposal subject to the comments being noted and the following conditions.

**Conditions**

- A degree of yard space should be retained as part of the proposal. This should be adequate to allow for the storage of refuse bins, whilst still maintaining limited pedestrian access. As a result, the retained area should avoid refuse migrating and ultimately being left on the back street.

**Lancashire County Council**  
PO Box 100, County Hall, Preston, PR1 0LD

No part of the development hereby approved shall be brought into use until cycle stands or secured covered cycle storage space have been approved for 4 pedal cycles.

Reason: So that the development provides for the needs of cyclists and provides a choice of modes of transport in accordance with Policy Env 7 of the Hyndburn core Strategy and NPPF.

Kind regards

Tahira

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

