

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1022
Our ref D3.2021.1022
Date 1st November 2021

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/1022**

Address: **Loft Shay Farm Clitheroe Road Ribchester PR3 2YQ**

Proposal: **Proposed single storey extension, garage and modifications to existing dwelling as approved under planning reference 3/2021/0670.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed single, storey extension, garage and modifications to an existing dwelling which was approved under application reference 3/2021/0670.

The LHA have reviewed the submitted documents and have no objection in principle, to the proposed extension.

However, the LHA require further information regarding the diversion of the Public Right of Way (PROW) which has the path reference 3-35-FP5.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The existing PROW which is adjacent to the site access and goes through the existing agricultural building, which will be demolished and replaced with the single storey extension, leads out of the site via an adjacent field to the rear of the dwelling.

In response to the proposal, the Applicant is proposing to divert the PROW, as shown on Peter Hitchen drawing number A1.2, to the adjacent field.

However, the LHA require further information regarding where the diversion will connect to the existing PROW. The LHA advise the Applicant to connect the diversion to the existing PROW directly outside the site. This should be shown on a revised plan.

Not only this but the LHA require the landowner's permission for the diversion of the PROW into their field. Even though the LHA are aware that the PROW goes through the existing field, permission is still required from the landowner to divert it.

Should the Applicant require any information regarding the diversion of the PROW, the Applicant should contact the PROW team with their information being below.

Informatives

The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council