

Ribble Valley Borough Council  
Housing & Development Control

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Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

**F.A.O. Emily Pickup**

Your ref 3/2022/1096  
Our ref  
Date 23/01/2023

**Planning Application No: 3/2022/1096**

**Proposal: Removal of the existing rear structure and erection of a two storey and single storey rear extension and associated alterations.**

**Location: 3 The Barn Clerk Hill Road Sabden BB7 9FR**

I have viewed the plans and highway related documents submitted; I would raise no objection to this proposal, however, I have the following comments to make:

Ref. Design and Access Statement (Nov 2022) 5.5 Highways and Parking – No change in number of bedrooms or impact on car parking space requirements with this proposal.

Public Right of Way 3-37-FP96 , and bridle way 3-37 BW21 must not be obstructed during the proposed development. A developer does not have a right to obstruct a right of way during construction works.

Informative Note

The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed temporary or permanent 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](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Kind regards

Tahira

**Tahira Akhtar BA (Hons)**  
**Highways Development Support**

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**Phil Durnell**

Director of highways and Transport  
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**Lancashire County Council**