

Ribble Valley Borough Council  
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Email: [Kathryn.Walsh@lancashire.gov.uk](mailto:Kathryn.Walsh@lancashire.gov.uk)  
Your ref: 3/2023/0421  
Our ref: 3/2023/0421/HDC/KW  
Date: 12 September 2023

**Location:** Fairfield Farm Longsight Road Clayton-le-Dale BB2 7JA  
**Proposal:** Proposed alterations and extension to existing dwelling including single storey rear/side extension, raising of roof pitches to rear, new chimney, fenestration changes to front and new parapet wall and rooflights to rear.  
**Grid Ref:** 365139, 432087

Dear Lucy Walker

With regard to your consultation letter dated 22 June 2023, I have the following comments to make based on all the information provided by the applicant to date.

### **Summary**

Lancashire County Council Development Control Section has no objections to the proposed application.

### **Advice to Local Planning Authority**

The Local Highway Authority (LHA) are in receipt of an amendment to planning application 3/2023/0421 for the proposed alterations and extension to the existing dwelling including single-storey rear/side extension, the raising of roof pitches to rear, new chimney, fenestration changes to the front and new parapet wall and roof lights to the rear.

Please note that there is a Public Rights of Way (FP0313001) through the application site which must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email at [PROW@lancashire.gov.uk](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their amended proposal before any development works begin.

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**Planning Note:**

- 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](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.
- There must be no storage of materials in the public highway at any time including the footway, footpath, carriageway, and verge.

Yours sincerely

Kate Walsh

Highway Development Control Technician

Highways and Transport

Lancashire County Council

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