

Ribble Valley Borough Council  
Planning Section  
Council Offices  
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Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)  
Your ref: 03.2023.535  
Our ref: 03.2023.535  
Date: 28.09.2023

**For the attention of Lucy Walker**

**Planning Application No: 3/2023/0535**

**Proposal: Proposed two storey detached building incorporating garage at ground floor and storage/garden room above.**

**Location: Kemple Side Clitheroe Road Knowle Green PR3 2YS**

The Highway Development Control Section does not have any objection in principle regarding the proposed development at the above location, subject to the comments being noted and conditions applied to any formal planning approval.

Public right of way FP0335002 must not be obstructed during construction works.

### **Condition**

The garage shall not at any time be used for any purpose which would preclude its use for the parking of a motor vehicle.

Reason: To ensure that there is adequate off-street parking provision within the site to prevent on-street car parking that would be inimical to highway safety

### 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

**Lancashire County Council**  
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Tahira Akhtar BA (Hons)  
Technician  
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