

Nicola Gunn

From: Planning
Subject: FW: 3/2024/0606 16 Sutherland Close Wilpshire BB1 9LT
Attachments: 3 2024 0606 Overlay.pdf

From:
Sent: 19 September 2024 17:36
To: Planning <planning@ribblevalley.gov.uk>
Subject: 3/2024/0606 16 Sutherland Close Wilpshire BB1 9LT

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Reference	3/2024/0606
Location	16 Sutherland Close Wilpshire BB1 9LT
Proposal	Proposed removal of existing timber annexe and replacement with single-storey, detached garden room

Dear Planning Department

Lancashire County Council Public Rights of Way Team raises no objection to the application and provides the following.

Comments/Objections

Footpath FP0346007 is recorded as running along the eastern boundary of the property, as shown on the attached plan. Any obstruction of the existing public rights would be a criminal offence, as such the detached garden room must not encroach reducing the existing width of the footpath.

Ground level/drainage

Any changes in ground level or installation of drainage should ensure that surface water is not discharged onto a public right of way either within the proposed development site or in close proximity – this is to ensure public rights of way are not exposed to potential flooding or future maintenance issues.

Landscaping

Any trees or bushes should be at least 3 metres away from a public right of way to prevent any health and safety issues and potential maintenance issues e.g. Overhanging branches or roots coming through the surface of the footpath concerned either within the proposed development or in close proximity.

Temporary closure

If works relating to the proposed development are likely to cause a health and safety risk to users of a public right of way a temporary closure order must be made and in effect prior to commencing those works. Applications should be made 4 weeks before commencement to avoid delay to the works. Further details on closure can be found at [Request a temporary closure of a public right of way - Lancashire County Council](#)

Obstruction

Any obstruction of the existing public rights would be a criminal offence, as such the right of way should always remain clear, not to be excavated nor used to park or store materials, vehicles or machinery.

Publicity of Application

All planning applications that affect a public right of way (footpath, bridleway or byway), must be publicised by site notice in at least one place on or near the land to which the application relates for not less than 21 days; and by publication of the notice in a newspaper circulating in the locality in which the land to which the application relates is situated.

Regards

Public Rights of Way

Planning & Environment

Lancashire County Council

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