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Your ref: 3/2024/0825  
Our ref: 3/2024/0825/HDC/KW  
Date: 09 December 2024

**Location:** 59 Downham Road Chatburn BB7 4AU  
**Proposal:** Proposed conversion and alteration of the two-storey existing garage to form additional living accommodation and a glazed link extension joining it to the main house.  
**Grid Ref:** 377301 444242

Dear Emily Pickup

With regard to your consultation letter dated 25 November 2024, I have the following comments to make based on all the information provided by the applicant to date.

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

The proposal is for the conversion and alteration of the two-storey existing garage to form additional living accommodation and a glazed link extension joining it to the main house. Whilst the garage will be lost there are ample parking provisions elsewhere within the site as such, the effect of the development on the operation of the local highway network would be negligible. A similar scheme to remove the garage was also granted planning permission under application 3/2020/0892.

As the garage is to be removed, the existing vehicle crossing will no longer be required and therefore shall be removed and the footway shall be reinstated. The footway reinstatement will need to be undertaken as part of a Section 278 agreement of the 1980 Highways Act.

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions are appended to the decision notice:

1. No part of the development hereby approved shall commence until all the highway works (reinstatement of footway) have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

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**Reason:** In the interest of highway safety.

2. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 1 has been constructed and completed in accordance with the scheme details.

**Reasons:** In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

Informative note:

- The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by emailing the Development Control Section at [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk), in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.
- The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433
- The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works.

Yours sincerely

Kate Walsh

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