Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 03.2024.0860
Our ref: 03.2024.0860
Date: 03.12.2024
            .

For the attention of Lucy Walker

Planning Application No: 3/2024/0860
Grid Ref: 365176 430667
Proposal: Proposed single-storey rear and side extension and porch extension to front.
Location: 35 Glendale Drive Mellor BB2 7HB

The plans and highway related documents have been viewed and the following comments are made:

Existing parking arrangements are unaffected with this proposal. There is no objection to the proposal as it should not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

It must be noted, Public right of way FP0325083 must not be affected during construction works.

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" (Paragraph 115). A detailed examination of this application, which included accident analysis, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF.

<u>Informative Note</u>

• 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, 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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