

Ribble Valley Borough Council  
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Your ref: 3/2024/0911  
Our ref: 3/2024/0911/HDC/KW  
Date: 10 December 2024

**Location:** Hough Clough Farm Houghclough Lane Chipping Preston PR3 2NT  
**Proposal:** Proposed single-storey side extension to form garden room, dining area and utility room.  
**Grid Ref:** 359797 442410

Dear Maya Cullen

With regard to your consultation letter dated 26 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, capacity or amenity in the immediate vicinity of the site.

The proposal is for a single-storey side extension to form garden room, dining area and utility room. There are no proposed changes to the existing parking provisions, nor will the development increase the number of bedrooms within the dwelling as such, the effect of the development on the operation of the local highway network would be negligible.

Please note that there is a Public Rights of Way (FP0312055) through the application site which must not be obstructed during the proposed developments. It is the responsibility of the landowner to ensure that the necessary procedures are followed for the legal diversion of the Public Right of Way if this should be necessary. The granting of planning permission does not constitute the diversion of a Definitive Right of Way.

Should your council be mindful of granting planning approval, I would ask that the following advice note be appended to any associated consent. The following informative note should be added to any approval granted:

- 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.

Continued...

**Lancashire County Council**  
PO Box 100, County Hall, Preston, PR1 0LD



Yours sincerely

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