

Ribble Valley Borough Council
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Your ref: 3/2025/0025
Our ref: 3/2025/0025/HDC/KW
Date: 28 February 2025

Location: Middle Studlehurst Barn Osbaldeston Lane Osbaldeston BB2 7LZ
Proposal: Proposed demolition of existing garage and erection of two-storey garage and open sided outbuilding.
Grid Ref: 363996 433284

Dear Lucy Walker

With regard to your consultation letter dated 18 February 2025, I have the following comments to make based on all the information provided by the applicant to date.

No objection subject to conditions

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 subject to the following condition being stated on any approval.

The proposal will utilise an existing access from a private access track which is subject to a national speed limit. The LHA are aware that the access track also serves Public Footpaths FP0330014, FP0330023, FP0330024 and FP0330025.

The proposed garage meets the recommended minimum internal dimensions for a double garage which is 6m in length and 6m wide. The recommended distance of 6m is based on the length of a large family car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm).

Please note that a number of Public Rights of Way lead to the application site which must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. 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.

The applicant must be certain that they have private vehicular rights along this public path before driving on it either during construction or for subsequent access. Without private

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vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

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

1. The garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

Reason: To ensure that adequate parking provision is retained on site.

Informative note:

- 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.

Yours sincerely

Kate Walsh

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