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Your ref: 3/2025/0133

Our ref: 3/2025/0133/HDC/KW

Date: 22 April 2025

Location: Loft Shay Farm Clitheroe Road Ribchester PR3 2YQ
Proposal: Change of use of land to form extended residential curtilage. Proposed detached garage to include solar panels and living accommodation above. Insertion of second floor side facing windows to main dwelling.
Grid Ref: 364067 438228

Dear Maya Cullen

With regard to your consultation letter dated 31 March 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

The Highway Development Control Section of Lancashire County Council has no objections to the planning application and is of the opinion that the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site.

Advice to Local Planning Authority

Introduction

The Highway Development Control Section of Lancashire County Council are in receipt of an application for the proposed change of use of land to form extended residential curtilage. Proposed detached garage to include solar panels and living accommodation above. Insertion of second floor side facing windows to main dwelling at Loft Shay Farm, Clitheroe Road, Ribchester.

Site Access

The LHA are aware that the site access will remain unaltered following the proposal. Therefore, the LHA have no further comments to make regarding the access.

Internal Layout

The LHA are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal.

The recommended minimum internal dimensions for a single garage size is 6m in length and 3m wide. The recommended distance of 6m is based on the length of a large family

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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). The LHA has reviewed the proposed floor plans, drawing A2.2.1 and note that the garage have been designed to an acceptable internal size to provide parking.

Public Right of Way

Please note that there are Public Rights of Way's FP0302069 through the application site. The applicant has included a diversion for the Public Right of Way in order to create a garage on the existing footway line. 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 vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

Conditions

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
 - 24 Hour emergency contact number.
 - Details of the parking of vehicles of site operatives and visitors.
 - Details of loading and unloading of plant and materials.
 - Arrangements for turning of vehicles within the site.
 - Measures to protect vulnerable road users (pedestrians and cyclists).
 - Wheel washing facilities.
 - Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
 - Measures to control the emission of dust and dirt during construction.
 - Construction vehicle routing.
 - Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

2. The garage(s)/parking areas 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:

- 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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