

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2025/0144
Our ref: 3/2025/0144/HDC/KW
Date: 24 April 2025

Location: Tan Yard Farm Ribchester Road Hothersall PR3 3YA
Proposal: Proposed extension and remodelling (with associated building works) to the existing barn, to create a detached dwelling (previously subject to approval 3/2023/0075). The erection of a detached double garage with habitable living space above, as an annexe to that family dwelling, and external works and change of use of land to residential curtilage.
Grid Ref: 362555 436532

Dear Maya Cullen

With regard to your consultation letter dated 10 April 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority (LHA) 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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed extension and remodelling (with associated building works) to the existing barn, to create a detached dwelling (previously subject to approval 3/2023/0075). The erection of a detached double garage with habitable living space above, as an annexe to that family dwelling, and external works and change of use of land to residential curtilage at Tan Yard Farm, Ribchester Road, Hothersall.

The LHA are aware of the most recent planning history at the site with it being listed below:

3/2024/0137 - Proposed stable block, paddock area and associated landscaping works.

Continued...

3/2023/0075 - Proposed extensions and remodelling (with associated building works) to the existing two barns, to create two detached dwellings (previously subject to approval 3/2021/0771) together with the erection of two proposed detached garages and external works and change of use of land to residential curtilage.

3/2023/0074- Proposed front, side and rear two-storey extensions, extension to existing lean-to, creating one garage and extension to domestic curtilage.

3/2021/0771- Prior notification of the proposed change of use of two traditional stone barns to form three new dwelling houses with associated building works including the insertion of new door and window openings to achieve natural light in all habitable rooms.

Site Access

The LHA are aware that the site will continue to be accessed off Ribchester Road which is a B classified road subject to a 40mph speed limit. The access track also serves Public Footpaths FP0335027 and FP0323003. Whilst the access does not currently meet the LHA recommendations in terms of access design, it has been previously approved for similar development; as such, the LHA have no further comments to make.

Highway Safety

There have been no Personal Injury Collisions recorded within 100m of the site in the last 5 years and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed drawing number 2264-P01, Revision B and JM-0316 007, Revision A and are aware that the car parking provisions are similar to the previously approved applications. Whilst the development of the garage results in a slightly smaller internal layout, the site can still retain acceptable off-street parking provisions as well as ensure ingress and egress in a forward gear.

Public right of way

Please note that there are Public Rights of Way's, FP0335027 and FP0323003, through 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 vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

Conditions

1. The development hereby permitted shall not be occupied until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework.

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.

3. The detached building hereby approved shall only be used ancillary to the enjoyment of the of the household of Barn 3 and shall not be used by way of sale or sub-letting to form separate residential accommodation.

Reason: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

Informative notes

- 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
 Assistant Engineer
 Highway Development Control
 Highways and Transport
 Lancashire County Council
 T: 01772 533235
 W: <http://www.lancashire.gov.uk>