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Your ref: 3/2025/0199  
Our ref: 3/2025/0199/HDC/KW  
Date: 17 April 2025

**Location:** Bridgeway 16 Brookes Lane Whalley BB7 9RG

**Proposal:** Proposed change of use of temporary holiday let back to annex accommodation. Raising of ridge height and incorporation of new peak roof and 6no. window openings to rear (east) elevation. Construction of new porch and bay window to front (west) elevation and replacement of garage door with 2no. windows. Blocking up of doors to south side elevation and addition of 2no. windows to north side elevation.

**Grid Ref:** 373574 436421

Dear Lucy Walker

With regard to your consultation letter dated 9 April 2025, I have the following comments to make based on all the information provided by the applicant to date.

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.

The LHA are aware that the site will continue to be accessed off Brookes Lane which is a private, unadopted road used to serve a number of dwellings. The unadopted road is also used to serve Public Footpath FP0345030.

The proposal will result in the removal of garage parking facilities for the dwelling however, there are acceptable parking provisions retained within the existing driveway, as such, the effect of the development on the operation of the local highway network would be negligible.

Please note that there are Public Rights of Way's FP0345030 close 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.

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

Continued...

1. The detached building hereby approved shall only be used ancillary to the enjoyment of the existing dwelling 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 and to ensure that adequate parking provision is retained on site.

Planning 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.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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