

Ribble Valley Borough Council
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Your ref: 3/2025/0643
3/2025/0644
Our ref: 3/2025/0643/HDC/KW
3/2025/0644/HDC/KW
Date: 25 September 2025

Location: Barn 2 Writtenstone Farm Writtenstone Lane Longridge PR3 2ZN
Proposal: Planning permission for proposed conversion of Barn 2 within the curtilage of the listed Writtenstone Farmhouse, into ancillary residential accommodation. Works to include insertion/infilling of window and door openings, replacement of cement fibre roofing with slates and engineering operations to include the lowering of the ground level adjacent to the barn.
Grid Ref: 362587 437880

Dear Maya Cullen

With regard to your consultation letter dated 19 September 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to condition

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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed conversion of Barn 2 within the curtilage of the listed Writtenstone Farmhouse, into ancillary residential accommodation. Works to include insertion/infilling of window and door openings, replacement of cement fibre roofing with slates and engineering operations to include the lowering of the ground level adjacent to the barn at Barn 2, Writtenstone Farm, Writtenstone Lane, Longridge.

The following comments will also address the listing building consent, application 3/2025/0644, at the site.

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Site Access

The LHA have reviewed the Proposed Site & Roof Plan and 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

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.

Public Right of Way

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

Condition

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.

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
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 Highway Development Control
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