

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0726
Our ref: 3/2025/0726/HDC/KW
Date: 28 October 2025

Location: Beacon Cottage Commons Lane Balderstone BB2 7LN
Proposal: Proposed subservient side extension
Grid Ref: 363507 432572

Dear Lucy Walker

With regard to your consultation letter dated 22 October 2025, I have the following comments to make based on all the information provided by the applicant to date.

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.

The Local Highway Authority (LHA) are in receipt of an application for the proposed subservient side extension at Beacon Cottage, Commons Lane, Balderstone.

The proposal will continue to utilise an existing private access track called Carr Lane, which is located off Commons Lane, an unclassified road subject to a 30mph speed limit. Carr Lane is used to serve numerous dwellings, outbuildings and farms as well as Public Footpaths FP0304034, FP0304048 and FP0304040.

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.

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios." (Paragraph 116). The Local Highway Authorities detailed examination of this application, which included accident analysis, assessment of access design, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF.

Informative notes:

Continued...

- 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: 0300 123 6780

W: <http://www.lancashire.gov.uk>