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Your ref: 3/2025/0773  
Our ref: 3/2025/0773/HDC/KW  
Date: 17 October 2025

**Location:** Hambledon View Clerk Hill Road Sabden Lancashire BB7 9DR  
**Proposal:** Proposed extensions and alterations to include two-storey front extension, single-storey rear extension, single storey link side extension adjoining proposed two storey garage with bedroom in roofspace and the construction of a new gated vehicular access and driveway.  
**Grid Ref:** 375581 437008

Dear Emily Pickup

With regard to your consultation letter dated 9 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 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 conditions being stated on any approval.

The proposal includes some amendments to the existing access point from Clerk Hill Road which is a private access road with a national speed limit fronting the site access. The proposal includes 0.9m radius walls and a gate placed at least 5m behind the carriageway edge, which is acceptable to the LHA.

Please note that there is a Bridleway, BW0337021, along the private access road 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.

A 5-bedroom dwelling should provide at least 3 off-street parking spaces to ensure a negligible impact on highway safety and highway capacity within the immediate vicinity of the site. These spaces should measure at least 5m in length and 2.4m wide, where they

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are adjacent to a fence or similar obstruction, an additional width of 0.6m should be provided. If the driveway has shared pedestrian access, an additional 0.8m should also be provided.

The LHA has reviewed the proposed site plan drawing 004 and notes that there are acceptable off-street parking provisions considering the size and nature of the dwelling. There are also acceptable turning provisions that enable vehicles to enter and exit the site in a forward gear.

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 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). As the proposed garage is smaller than the recommended minimum internal dimension, it cannot be counted as a parking space.

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

1. The parking and manoeuvring area shall thereafter always remain available for parking of vehicles associated with the dwelling. The parking areas shall be properly consolidated and surfaced in bound porous materials, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.  
**Reason:** To ensure satisfactory levels of appropriately constructed off-street parking are achieved within the development and to avoid unnecessary parking on the highway to the detriment of highway safety.
  
2. Any gateposts erected at the access shall be positioned 5m behind the nearside edge of the highway. The gates shall open away from the highway. All gates and associated mechanisms to be located outside the highway and the gates shall have physical restraints to prevent the gates from opening onto the highway.  
**Reason:** To permit vehicles to pull clear of the carriageway when entering the site and to ensure adequate inter-visibility between highway users when exiting, in the interests of highway safety.

Informative 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. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on [PROW@lancashire.gov.uk](mailto: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  
 Highways and Transport  
 Lancashire County Council

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