

Ribble Valley Borough Council
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Your ref: 3/2025/0831
Our ref: 3/2025/0831/HDC/KW
Date: 14 November 2025

Location: Wilpshire Lane Cottage Vicarage Lane Wilpshire BB1 9HY
Proposal: Proposed two storey extension to dwelling
Grid Ref: 368759 433197

Dear Lucy Walker

With regard to your consultation letter dated 13 November 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 or capacity in the immediate vicinity of the site.

The Local Highway Authority (LHA) are in receipt of an application for the proposed two-storey extension to the dwelling at Wilpshire Lane Cottage, Vicarage Lane, Wilpshire.

The site will be accessed via an existing access onto Vicarage Lane, a private access road, with a speed limit of 60 mph fronting the site access. A Bridleway, BW0346027 also runs 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 proposal will not increase the number of bedrooms within the dwelling, nor will the development reduce the existing off street parking provisions within the site. The existing off-street parking provisions within the driveway will accommodate 3 off-street parking spaces, which meets the parking requirements for a 3 bedroom dwelling as defined within the Joint Lancashire Structure Plan. 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 concludes there are no highway grounds to support an objection as set out by NPPF.

Continued...

Yours sincerely
Kate Walsh
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