

Development Control  
Ribble Valley Borough Council

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Your ref: 23.0346  
Our ref: D3.23.0346  
Date: 12<sup>th</sup> June 2023

**App no: 23.0346**

**Address: Land to the side of 21 Bright Street, Clitheroe, BB7 1NW**

**Proposal: Proposed change of use of vacant land to side of 21 Bright Street into residential curtilage (approx 80sqm). Erection of a two storey extension to side with a single storey extension to rear and a 2m high boundary wall to side and rear.**

The submitted documents and plans have been reviewed and the following comments are made.

The application seeks to increase the number of bedrooms from 4 to 5 and extend the building over the side access which connects to the back street to the rear of the properties on Bright Street.

#### **Side access**

Our records indicate that the side access is not highway maintainable at public expense and is not recorded as a public footpath.

If access rights exist for neighbouring properties over the side access and this is recorded in their property deeds, then the development should be refused or amended to ensure appropriate access rights are maintained. If vehicular access rights exist, then the full 3m width should be maintained however if access is on foot then a width of 2m unless otherwise described in the deeds.

Should the application be approved, the applicant should ensure that there is no statutory undertakers equipment in the side access before any work commences.

#### **Conclusion**

Lancashire County Council acting as the 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.

#### **Lancashire County Council**

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