


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>06/01/26</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>06/01/26</b>
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<b>Application Ref:</b>	3/2025/0887			 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	25/11/25	<b>Site Notice:</b>	N/A	
<b>Officer:</b>	LW			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>REFUSAL</b>

<b>Development Description:</b>	Proposed construction of a detached garage in the front garden.
<b>Site Address/Location:</b>	53 Knowsley Road, Wilpshire, BB1 9PN.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
A consultation response from Wilpshire Parish Council was received on 27 <sup>th</sup> November 2025 raising an objection of the proposed development in respect to the height, imposing size and proportions.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No objection subject to conditions.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
Four letters of representations have been received. The concerns raised within these letters can be summarised as below:	
<ul style="list-style-type: none"><li>• A covenant on the Deeds of 53 Knowsley Road forbids any work without written permission;</li><li>• The application is misleading insofar that the description only mentions a garage when it is a two storey property in the front garden;</li><li>• Loss of natural sunlight;</li><li>• Overlooking;</li><li>• Overbearing;</li><li>• The design and materiality of the development is out of character – use of cladding recently refused for a neighbouring new build property;</li><li>• Appears to be more a residential property;</li><li>• Takes away the openness and character of the area;</li><li>• Built beyond the building line;</li><li>• Negative impact on the street scene;</li><li>• Additional hard landscaping will increase rainwater running down Knowsley Road.</li></ul>	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>
Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
National Planning Policy Framework (NPPF)

**Relevant Planning History:**

3/2015/0678: Discharge of condition 4 (landscaping) of planning permission 3/2015/0331 (Approved).

3/2015/0331: Proposed single storey extensions and loft conversion (Approved).

3/2012/0401: Outline application for the proposed re-development of the site for residential purposes (Refused and dismissed on appeal).

**ASSESSMENT OF PROPOSED DEVELOPMENT:****Site Description and Surrounding Area:**

The application relates to a detached two-storey dwellinghouse at No.53 Knowsley Road located within a relatively large residential curtilage which slopes down from north to south. The property comprises stone and brickwork to the walls with slate roof tiles and timber windows and benefits from an existing two-storey rear outrigger adjoined to a single storey element, along with a front and rear dormer. The site to which the proposal relates is located within the defined settlement area of Wilpshire and the surrounding area is predominantly residential in character, whilst an area of Open Countryside is located to the west.

**Proposed Development for which consent is sought:**

Consent is sought for the construction of a detached outbuilding within the front garden of the application property which would comprise a double garage and gym at ground floor and an attic at first floor accessed via an internal set of stairs.

The outbuilding would measure 10.7m by 7.2m and would incorporate a pitched roof form measuring approximately 3.8m to the eaves and 6.8m to the ridge at its highest point. To the northern elevation a garage door and 1no. first floor window would be featured, while both a ground and first floor window would be included to the southern elevation. To the eastern elevation 3no. windows would be featured along with glazed patio doors and 2no. personnel doors to the western elevation which would open onto a raised patio area. Four rooflights would also be included to the western facing roof pitch.

With respect to materiality, the proposal would be finished in natural stone and composite cladding to the external walls, slate roof tiles and dark grey aluminium windows/ doors.

**Principle of Development:**

The proposal relates to the construction of a domestic outbuilding within the curtilage of an established residential property and is therefore acceptable in principle subject to an assessment of the material planning considerations.

**Impact Upon Residential Amenity:**

The openings proposed to the northern and western facing elevations of the proposed building would provide views predominantly towards the private amenity space associated with the application property and therefore no new opportunities for direct overlooking or loss of privacy are anticipated in this respect. The windows proposed to the eastern elevation would also remain approximately 21m from the residential properties at No. 52a and 54 Knowsley Road, separated by the highway, and adequately screened by existing boundary treatment. The views afforded by the proposed ground floor openings to the southern gable elevation would also be screened by the existing boundary treatment; however, the

first-floor window would likely provide elevated views towards No.45 Knowsley Road resulting in a perceived sense of overlooking. Notwithstanding this, given this opening would only serve the first-floor attic space, a condition could be attached requiring this window to be obscure glazed in order to protect the amenity of No.45 Knowsley Road without significantly impacting the amenity of the development. As such, no significant concerns are raised in this respect.

The proposal would also be adequately distanced from neighbouring residential properties so as to mitigate the risk of any adverse harm by way of overshadowing, loss of outlook or daylight. As such, the proposed works are considered acceptable with respect to impact upon residential amenity in this particular instance.

**Visual Amenity/External Appearance:**

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

*“All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style [and] consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings.”*

Paragraph 135 of the National Planning Policy Framework also states:

*“All development must provide adequate natural light and consider the density, layout and relationship between buildings.”*

The application property is a two-storey detached dwelling which benefits from a driveway to its western facing side elevation accessed off Knowsley Road. The property is orientated with its principal elevation facing south, overlooking the main garden area which slopes down towards the private access road which serves Nos. 47, 49 and 51 Knowsley Road. The property itself benefits from a traditional character, constructed largely from natural stone, with a slate roof and timber framed windows with stone surrounds. The topography and layout of the site means that the property occupies a visually prominent position, particularly upon approach along Knowsley Road from the south with the traditional appearance of the dwellinghouse and the spacious qualities of its curtilage contributing positively to the visual amenities of the street scene.

The proposed outbuilding would comprise a substantial footprint measuring 10.7m by 7.2m, resulting in a building of such a size that the proposed development would begin to visually compete with the host dwelling as a large building in its own right, severely reducing its incidental appearance. The harmful effect of this would only be exacerbated by the considerable volume that would be incorporated at roof level in order to accommodate a first-floor attic, as well as the highly prominent location of the building within the south-eastern corner of the site, forward of the principal elevation of the application property and directly adjacent to western boundary of the site. The development would therefore have a clear visual impact upon the street scene, with the size and scale of the building being such that it would adversely affect the proposal site's spacious qualities.

Moreover, the submitted plans show the building to accommodate a double garage at ground floor. However, upon review of the internal dimensions of the garage, one of the proposed parking spaces would fail to meet the recommended minimum internal dimensions for a vehicular parking space, measuring just 4.9m in depth compared to the recommended 6m due to the location of the internal staircase. As such, the proposed double garage would likely only accommodate one vehicle. With this in mind, the size of the building is also considered to be excessive in relation to its proposed use.

Further to the above, whilst the development would incorporate elements of natural stone and a slate roof, it is not considered that the proposed use of composite cladding and large elements of glazing would

be sympathetic to, or reflective of, the primary dwellinghouse in as much that it would introduce a more contemporary style of development which in turn would be harmful to the dwellings inherent character and more traditional appearance. The extent of openings is also considered excessive in context with the buildings proposed use, particularly the 2no. first floor windows to the gable elevations and 4no. rooflights which would all serve the first-floor attic space. The overall design of the proposal would therefore appear discordant with respect to its intended use and within its surroundings, most notably within a garden setting where no other such large outbuildings are visible.

Taking all of the above into account, the proposed development by virtue of its size, scale, siting and design, would result in the introduction of an incongruous, over dominant and unsympathetic form of development which would be harmful to both the character of the application property as well as the visual amenities of the wider street scene, contrary to Policy DMG1 of the Ribble Valley Core Strategy and Paragraph 135 of the National Planning Policy Framework.

### **Highways and Parking:**

The proposal has been subject to review by Lancashire County Council Highways who raise no objection to the proposed development.

The site will retain the existing access onto Knowsley Road with the proposed garage set back into the site 2m from Knowsley Road and 2m from the private access drive running to the south of the site which serves four dwellings. The footways along Knowsley Road are approximately 2m wide and the proposal does not impact the existing visibility splays for the existing access or the nearby residential access to the south.

The proposal will retain the existing driveway area, and the garage will provide additional parking. There is room to turn within the site, allowing for ingress and egress in forward gear. The recommended minimum internal dimensions for a single garage are 6m in length and 3m wide. The proposed garage therefore meets the recommended minimum dimensions to provide one off-street parking space.

Taking account of the above, the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development would not have a significant impact on highway safety or capacity in the immediate vicinity of the site.

### **Landscape/Ecology:**

#### BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain Requirements as it is a householder planning application.

### **Other Matters:**

It is noted that concerns have been raised with respect to a covenant on the Deeds of No.53 Knowsley Road. However, this is a private legal matter and does not form a material consideration in the determination of this planning application.

Concerns have also been raised regarding an increase in rainwater running down Knowsley Road; however, the proposal site is located within Flood Zone 1 and is not at risk of surface water flooding. As such, no significant concerns are raised in this respect.

### **Observations/Consideration of Matters Raised/Conclusion:**

As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for refusal.

**RECOMMENDATION:**

That planning consent be refused for the following reason:

**01:**

The proposed development by virtue of its size, scale, siting and design, would result in the introduction of an incongruous, over dominant and unsympathetic form of development which would be harmful to both the character of the application property as well as the visual amenities of the wider street scene, contrary to Policy DMG1 of the Ribble Valley Core Strategy and Paragraph 135 of the National Planning Policy Framework.