

[REDACTED]

From: [REDACTED]
Sent: 02 December 2025 09:03
To: Planning
Subject: Planning Application 3/2025/0887

⚠ External Email

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Dear Ms Walker
Re: Planning Application 3/2025/0887
Construction of a garage in the front garden of 53 Knowsley Rd Wilpshire

We wish to register our strong objections to the above Application. We find the Application to be very misleading as the description of the proposed work only mentions a garage. It is a two storey property in the front garden of No.53 including a double garage, a large gym, plus an upper floor attic, accessed by an internal staircase. Hardly just a garage.

The proposed building will [REDACTED]. The three gym windows and high pitched roof will be in [REDACTED] and be totally overpowering. It is positioned extremely close to the roadside and will not be hidden by the Yew hedge, making it even more intrusive. The building line has been totally ignored to the detriment of the street scene. Due to the gradient of the road and the sloping site the proposed building would appear even higher and more dominant from [REDACTED]. The design of the proposed building having modern aluminium windows and cladding is totally out of character with the main house and will not be in keeping with the area. This type of cladding was refused in a recent Application for a neighbouring new build property.

In conclusion the proposed 'garage' is a two storey building with a 25 sq metre gym and a large upper floor attic. It appears to be more a residential property having patio doors, a large raised terrace and a glass balcony to the rear. The height and length of the proposed building takes away the openness and character of the area and will appear totally overbearing. The scale of the building in a front garden is far too large, 33 feet in length plus a high pitched roof is way in excess. The position so close to the roadside will have a negative impact on the street scene and is totally unacceptable.

We would appreciate if you could view the site from our property to see how the garage would adversely effect our amenity and the immediate area.

We hope you will take our comments into consideration and refuse the Application.
Thank you.

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 November 2025 14:12
To: Planning
Subject: Planning Application Comments - 14458986 FS-Case-769728725

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 14458986

Address of Development: 53 Knowsley Road

Comments: Just concerned that the height of the garage would block a lot of natural sunlight