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Your ref: 3/2025/0989
Our ref: 3/2025/0989/HDC/KW
Date: 11 March 2026

Location: Land associated with 6 Top Row Sabden BB7 9HL
Proposal: Proposed erection of No.4 detached garage buildings following demolition of existing garages on site.
Grid Ref: 377735 437849

Dear Emily Pickup

With regard to your further consultation, I have the following comments to make based on all the information provided by the applicant to date and after undertaking a site visit.

Summary

No objection subject to condition

Lancashire County Council acting as the Local Highway Authority (LHA) 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 subject to the following condition being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of No.4 detached garage buildings following demolition of existing garages on site at Land associated with 6 Top Row, Sabden, BB7 9HL.

Site Access

The LHA are aware that the site will continue to be accessed from Top Row which is a private access track subject to a national speed limit. The private track also makes up Public Right of Way, FP0337038. The private access track meets the highway maintained at public expense at a junction with the Clitheroe Road, the C553, which is a 30mph classified road. Visibility at the junction is considered to be substandard.

Internal Layout

The recommended minimum internal dimensions for a double garage size is 6m in length and 6m 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

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of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm).

As the proposed garages are smaller than the recommended minimum internal dimension of 6 x 6m they are unlikely to provide significant parking provisions, although smaller vehicles and motorbikes could be stored with as well as for use of storage.

The LHA previous raised concerns regarding the set back distance of the garage, after discussions with the applicant, it is not possible to set the garages back 6m due to land levels. As such the LHA would request that the garages as placed no closer to the highway than the existing garages footprint. The garages should also be fitted with roller shutter type doors to ensure they do not swing outward into Top Row given there proximity to Top Row.

It is understood that the garages have previously been let out, although this is likely to be a historical use and no such previous permissions have not been located. Given that the garages use will not change and that four garages would be unreasonable for one dwelling the LHA would not raise an objection to this as it is unlikely that this use continuing would not intensify use of the access onto Clitheroe Road.

Condition

1. Before the garage hereby permitted is/are brought into use, the garage door shall be of roller shutter type and permanently retained in that form thereafter for the lifetime of the development. The design should be submitted prior to implementation to the Local Planning Authority to ensure it remains appropriate for the environment.

Reason: In the interests of highway safety.

Yours sincerely

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