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Your ref: 3/2025/0989  
Our ref: 3/2025/0989/HDC/KW  
Date: 29 January 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 consultation letter dated 15 January 2026, I have the following comments to make based on all the information provided by the applicant to date.

### **Summary**

#### **Further Information**

Lancashire County Council acting as the Local Highway Authority (LHA) does not consider that the application as submitted fully assesses the impact of the proposed development and further information is required as set out in this response.

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

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As the proposed garages are smaller than the recommended minimum internal dimension of 6 x 6m they should not be counted as parking spaces. The LHA also expect the garages to be set back 6m from the edge of the private track so as not to cause an obstruction within the private track/public right of way.

**Conclusion**

In summary, the Local Highway Authority considers that the proposed development, as submitted, does not adequately address the impacts associated with the site. The applicant will need to provide further information and revise the proposals to demonstrate appropriate set-back distances from the private lane.

Additionally, the proposed garage structures do not meet the recommended minimum internal dimensions of 6m by 6m.

Yours sincerely

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