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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 February 2026 15:58
To: Planning
Subject: Planning Application Comments - 3/2025/0989 FS-Case-802071582

[REDACTED]

[REDACTED]

Lancashire

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Planning Application Reference No.: 3/2025/0989

Address of Development: 6 Top Row Sabden

Comments: I am writing to oppose the proposed construction of the four new double garages at top row sabden.

The dilapidated garages at the present moment are mostly vacant.

Primary Concerns:

- **Dangerous Junction:** The proposed site sits on an already hazardous road junction with clitheroe road. The turn onto Top Row is a sharp turn of clitheroe road onto a steep incline with poor visibility. Increased vehicle maneuvers will significantly elevate the risk of collisions.
- **Narrow Access Lane:** The existing unadopted gravel lane is full of pot holes and too narrow to support additional traffic.
- **Pedestrian Safety:** Forcing more vehicles into a restricted space endangers residents and also pedestrians who use the lane to access the grave yard located at the back of clitheroe road.
- **Security Risks:** Their isolated location could attract anti-social behaviour, creating a safety vacuum that could burden local residents.

Rent Increase: The garages were rented out on a peppercorn rent. Any rental increase could make the garages unaffordable for renting by local residents and therefore be used by businesses. Eg. For storing.