


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

<b>Signed:</b>	<b>Officer:</b>	<b>AR</b>	<b>Date:</b>	<b>11/06/2026</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>12/6/26</b>
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<b>Application Ref:</b>	3/2026/0286			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
<b>Date Inspected:</b>	23/04/26	<b>Site Notice:</b>	N/A	
<b>Officer:</b>	AR			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</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>
<b>Wilpshire Parish Council</b> – object to this application, as it believed it will have a detrimental impact on the street scene and its visibility, siting, position and size would have a dominant impact on neighbours.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	
No objections to this application, and are of the opinion that the proposed development will not have a significant impact on the highway safety or capacity in the immediate vicinity of the site.	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
Two letters of representation have been received. The concerns raised within these letters can be summarised as follows:	
<ul style="list-style-type: none"> <li>- Concern surrounding a large amount of glazing to side elevations indicates that the garage will be used as a leisure facility</li> <li>- Close to the boundary and footpath, running parallel to the road</li> <li>- Siting will adversely affect the street scene</li> <li>- Extremely prominent position</li> <li>- Detrimental impact on the character of the area</li> <li>- Concerns over land levels of the application site</li> <li>- Would not be adequately screened by the hedgerow</li> <li>- Built beyond the building line</li> <li>- Materials are not considered sympathetic with the main property</li> <li>- The previous detached garage was converted into a living accommodation</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:**

**RV/2024/ENQ/00012:** Detached double garage.

**3/2025/0887:** Proposed construction of a detached garage in the front garden (Refused).

**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 dwelling house 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 garage within the front garden of the application property.

The detached garage would measure 6m by 6m and incorporate a pitched roof with a height of approximately 2.3m to the eaves and 4.3m to the ridge at its highest point. At the northern elevation, a garage door would be featured, while a set of glazed patio doors and 1 no. personnel door to the western elevation would be featured.

It is further proposed that a raised patio area will be erected, measuring approximately 2.3m in width and 7.7m in length, which will interface directly with the proposed garage's western elevation. The patio would be approximately 449mm above ground level at its highest point. The proposed patio would also feature a 1m-high frameless glass balustrade on its western and southern elevations, with a total height of 1.44 m above ground.

With respect to materiality, the proposal would be finished in natural stone and composite cladding to the external elevations, 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:**

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

- 1. not adversely affect the amenities of the surrounding area.*
- 2. provide adequate day lighting and privacy distances.*
- 3. have regard to public safety and secured by design principles.*
- 4. consider air quality and mitigate adverse impacts where possible'*

The openings proposed to the western-facing elevation of the proposed garage 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 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 and therefore comply with Policy DMG1 of the Ribble Valley Core Strategy.

#### **Visual Amenity/External Appearance:**

Ribble Valley Core Strategy Policy DMG1 states that:

*'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.'*

In addition, Policy DMH5 states that:

*'Proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located'.*

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 mean 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.

Planning application 3/2025/0887, for the proposed construction of a detached garage in the front garden, was refused consent for the following reason:

*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.*

The refused scheme comprised a two-storey outbuilding with a footprint measuring 10.7m by 7.2m with an eaves and ridge height of 3.8m and 6.8m respectively, and was proposed to be built from natural stone and composite cladding, with a slate roof and a number of glazed openings, including rooflights.

The scheme has since been amended multiple times, following pre-application advice, with the development now proposed to measure 6m by 6m internally, with a roof pitch of 30 degrees and eaves and ridge heights of 2.3m and 4.3m, respectively. The number of openings has been reduced to include a garage door on the northern-facing elevation, and a set of sliding patio doors and a personnel door on the western elevation, with materiality also amended to include only stone, composite cladding and slate to be in keeping with the existing dwellinghouse.

Whilst the glazing to the western elevation can be considered over-excessive, it would be to the garden-facing western elevation and therefore would not be visually prominent within the street scene. Furthermore, there is pre-existing boundary treatment that would partially obscure the proposed development from neighbouring ground-floor views.

Whilst the siting of the proposal still benefits from a highly prominent location, the above amendments have significantly improved the visual appearance of the development, in regard to size, scale and style of the proposed development and its relationship with the dwellinghouse. Therefore, it is considered that the proposed development would now take a subservient position to the dwellinghouse and would not cause undue harm upon the visual amenities of the street scene. Taking all of the above into account, the proposed development is considered to comply with Policy's DMG1 and DMH5 of the Ribble Valley Core Strategy.

#### **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; the LPA notes that the proposed garage would provide two off-street parking spaces meeting the minimum internal dimensions for two vehicular parking spaces, measuring 6m by 6m. However, this is of limited relevance, given that there is additional off-street parking in the driveway.

LCC Highways wishes to impose a condition restricting the use of the garage to be used for the parking of vehicles ancillary to the enjoyment of the household, to ensure that adequate parking provision is retained onsite. However, the LPA does not consider this condition necessary; there is sufficient off-street parking provision on the driveway of the application site.

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 a householder planning application.

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

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

**RECOMMENDATION:**

That planning consent be granted subject to the imposition of conditions.