

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 03.26.0286
Our ref: 03.26.0286
Date: 30.04.2026

For the attention of Anna Robinson

Planning Application No: 3/2026/0286

Grid Ref: 368553 432282

Proposal: Proposed construction of a detached garage in the front garden.

Location: 53 Knowsley Road Wilpshire BB1 9PN

The plans and information submitted have been viewed and the following comments are made.

Our comments on application no. 3/2025/0887 remain. Ref. Drawing V9-GA-002 (18/4/2026) submitted is acceptable.

Lancashire County Council acting as the Local Highway Authority 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.

The Local Highway Authority (LHA) are in receipt of an application for the proposed construction of a detached garage in the front garden at 53 Knowsley Road, Wilpshire.

The site will retain the existing access onto Knowsley Road, the C543, with a speed limit of 20 mph fronting the site access. The proposed garage is 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 4 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 size is 6m in length and 3m 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).

The proposed garage meets the recommended minimum dimensions to provide 1 off street parking space. Should you wish to support the application, we would request that the following condition be added to the decision notice:

1. The garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.
Reason: To ensure that adequate parking provision is retained on site.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

