

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 May 2026 19:08
To: Planning
Subject: Planning Application Comments - 3/2026/0286 FS-Case-836849687

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0286

Address of Development: 53 Knowsley Road

Comments: Whilst the revised plans for a double garage have been reduced in size from the previous application, they still include large glazing and a paved area, with a glass balustrade overlooking the garden.

This seems to indicate that the "garage" will not be used primarily for parking cars, but as a leisure facility.

[REDACTED]

From: [REDACTED]
Sent: 11 May 2026 22:15
To: Planning
Subject: Planning Application 3/2026/0286

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Ms Robinson
Planning Application 3/2026/0286
Proposed construction of a detached garage in the front garden.

We wish to register our strong objections to the above Application.
Although the proposed garage has been reduced in size compared to the previously refused Application 3/2025/0887 we still feel that the garage is not acceptable.

The proposed garage will be built in the front garden of 53 Knowsley Road, running parallel to the roadside and very close to the boundary and footpath. All garages on Knowsley Road are set back from the roadside, none run parallel to the road. The siting of the proposed garage will adversely affect the street scene as the openness of the area will be lost. This is the only green and open space on Knowsley Road which will be totally ruined by the proposed garage. The property commands an extremely prominent position therefore the proposed garage within a front garden setting would have a detrimental impact on the character of the area. Due to the sloping site the appearance of the proposed building would be even more visually harmful to the surroundings. The large patio doors leading onto a raised terrace with a glass balcony do not appear to be compatible with a garage and would be totally out of character with the main property. Are these required if the sole use of the proposed building is just a garage. Because of [REDACTED] our [REDACTED] from [REDACTED] would be of a building 6 metres in length (internal) and approximately 4.35 metres high (5.28 metres high viewed from the south east corner of the site). This would be positioned [REDACTED] and not adequately screened by the slow growing yew hedge.

The siting of the garage was one of the reasons for refusal on the previous Application 3/2025/0887. The Planning Officers report supporting the refusal states "The topography and layout of the site means that the property occupies a visually prominent position, 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". The siting of the proposed garage in the south - eastern corner of the site has not changed. It will still appear dominant to the wider street scene, it will still be close to the roadside and will still be set forward of the main property in a garden setting, totally ignoring any building line. The use of composite cladding and dark aluminium window frames only add to the inappropriateness of the garage and will not be sympathetic with the main property.

The property had a detached garage sited to the rear, but this has now been converted into living accommodation. The garage was extended with additional doors, windows/roof lights installed. We do not recall a Planning Application for the change of use of the building.

We hope you will take our comments into consideration and refuse this Application.
Thank you.

[REDACTED]