

SUPPORTING STATEMENT

AGENT: Miss Suzi Darbyshire
07702 171 687
Suzi.darbyshire@outlook.com

APPLICANT: Mr S Boyle

APPLICATION ADDRESS: 30 Berkeley Square
Clitheroe
Lancashire
BB7 2RQ

PROPOSAL: Conversion of existing detached garage to office

This statement has been prepared to support the application for the conversion of an existing detached garage to a home office at 30 Berkeley Square, Clitheroe.

1.0 Site Location and Existing Dwelling

The dwelling is located on Berkeley Square, which is a new Morris Home housing development. This developments has a mixed range of house types ranging from 3 bedroom detached, to 5 bedroom detached, to bungalows.

The dwelling is detached with three bedrooms and is of the Didsbury Style (Plot 22), with a detached single garage to the rear. As part of the planning approval 3/2015/0903, general permitted development rights for the conversion of garages was removed (Condition 14).

The internal accommodation features a lounge and kitchen / dining on the ground floor. Master bedroom with ensuite and 2no single bedrooms to the first floor.

The dwelling has a large driveway which accommodates 2no cars in tandem format and a detached single garage to the rear. There is a secured garden with patio area.

2.0 The Proposal

The proposed is to convert the existing garage to a home office with a separate wc.

The existing footprint and volume of the garage will not be altered by the proposal.

The existing garage door is to be removed and partially blocked up with costhorpe stone and replaced with a white upvc window, with artstone cill to match the existing dwelling. New patio doors to the side elevation to provide access from the secure garden, and a rear obscure glazed window to the rear elevation to provide natural light and ventilation to the wc.

2no off street car parking spaces are to be retained on the driveway.

6.0 Conclusion

The proposal will have no significant impact on the street scene and will not have any determinantal impact on the existing dwelling or neighbouring properties.

The proposed conversion will allow for a reasonable adaptation to the existing garage and will allow the property to accommodate a home office, which is beneficial to the Applicant.

The existing footprint and scale will not be altered and the proposed materials will be as / similar to the existing dwelling.

Condition 14 states 'Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, all garages hereby permitted shall be maintained as such and shall not be converted as additional living accommodation that would preclude its ability to accommodate parked motor vehicles unless a further planning permission has been granted in respect thereof.' The conversion of the existing garage will reduce the number of car parking spaces at the dwelling to 2no, which is ample and in line with the current approved standards for a 3 bedroom dwelling. The conversion will also remove the reliance on the car for work, as the applicant will be able to work from home.