

## PLANNING STATEMENT

**For**  
**The Proposed**  
**Garage Conversion**  
**At**  
**No. 26 Oakdale Drive**  
**Whalley**  
**Lancashire**

**Date:** January 2023

## 1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients Mr and Mrs Odudu, it has been prepared as part of a householder planning application for the proposed garage conversion at No.26 Oakdale Drive, Whalley.
- 1.2 This statement provides a description of the site and the proposed works, its compliance with the development plan and an assessment of other material considerations.

It is to be read in conjunction with the following planning drawings and documentation:

- 2275 – P01 Detached Garage Existing and Proposed Plans, Elevations and Section
- 2275 – Site Location Plan
- 2275 – Block Plan

## 2.0 THE SITE

- 2.1 The property is located along Oakdale Drive which is accessed from Pendle Drive via Mitton Road.



FIGURE 1: SITE LOCATION

### 3.0 PROPOSAL

3.1 The proposal comprises of the conversion of the existing detached garage to facilitate a family / games room and a storage area.

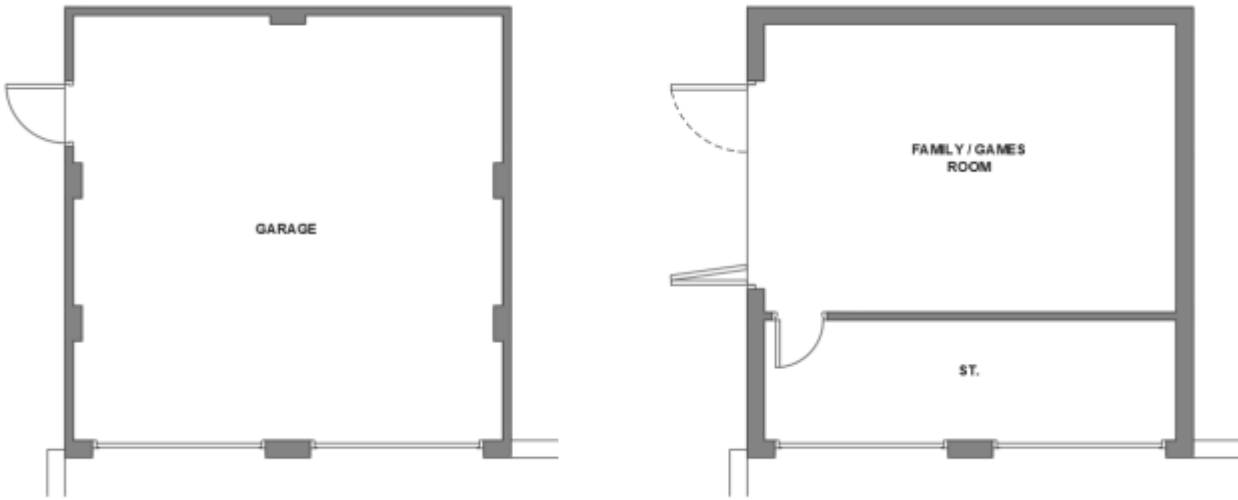


FIGURE 2: EXISTING AND PROPOSED FLOOR PLANS

3.2 The external appearance of the garage will largely remain as existing, the garage doors to the front elevation are to be retained to provide access to the storage area. A bi-folding door is proposed to the side elevation.



FIGURE 3: EXISTING AND PROPOSED ELEVATIONS

## 4.0 DEVELOPMENT PLAN POLICY

- 4.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2021).
- 4.2** The following policies are of relevance to the proposal:
- Policy DMG1: General Considerations
  - Policy DMH5: Residential and curtilage extension

- 5.1 The main factors to be considered are:
- Visual amenity/external appearance
  - Impact upon residential amenity

### 5.2 VISUAL APPEARANCE

The external appearance of the garage is to remain as existing with the bi-folding door the only external alteration proposed. The proposal complies with the requirements of policy DMH5 and DMG1.

### 5.3 IMPACT UPON RESIDENTIAL AMENITY

The proposal does not compromise the amenity of adjacent properties. The proposal complies with the requirements of policies DMG1 and DMH5 in this respect.

### 5.4 HIGHWAYS AND PARKING

The existing garage internal dimensions measure 5.355m x 5.3m. The size of the garage does not comply with LHA's guidance for a double garage when providing car parking spaces. Due to the size of the garage the garage has not been used to provide a car parking space for the property. Due to this the car parking spaces will remain unaltered following the proposal. The proposal will not have a negative impact to the local highway.

## 6.0 CONCLUSION

- 6.1** In summary the proposal which forms the basis of this householder planning application does not compromise the amenity of adjacent properties, the proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.