

## PLANNING STATEMENT

**For**  
**The Conversion of the Integral Garage and Proposed Alterations**  
**To No.15 Nethertown Close**  
**Whalley**  
**Lancashire**



**Date:** May 2023

## 1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients, it has been prepared as part of a householder planning application for the conversion of the integral garage and proposed alterations to No.15 Nethertown Close, 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 drawing:

- 2292-01A Existing and Proposed Plans, Elevations and Visual

## 2.0 THE SITE

- 2.1 The site is located in Whalley, the property is a semi - detached dwelling built of stonework.
- 2.2 The property is located along Nethertown Close which is accessed from 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 home office / utility.
- 3.2 The following planning condition was attached to the original planning approval for the residential development of the site (Application No. 3/2013/0004) removing permitted development rights to convert the garage without securing approval via a householder planning application.

Prior to the first occupation of any of the dwelling hereby permitted, their respective driveways, parking spaces and garages shall have been provided in accordance with the details shown on drawing number WHA/01 Dwg 04C. Thereafter these facilities shall be retained permanently available for their designated purpose to the satisfaction of the Local Planning Authority.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission.

- 3.3 The previous owners of the property have part converted the garage to provide a utility room.
- 3.4 The external appearance of the garage will largely remain as existing, the garage door to the front elevation is to be removed and replaced with a window to match the fenestration of the existing windows in the property.
- 3.5 **In addition to the conversion of the integral garage the following alterations are proposed:**
- Reduction to the size of the ground floor WC
  - Squaring the hall / living room stud partition wall
  - Removing the living room window and replacing with a glazed double door and sidelights
  - New opening formed between the living room and kitchen
  - Switching the position of the kitchen window / patio doors
  - Installation of new kitchen worktops, units and cupboards
  - Installation of a log burner with an external flue
  - Installation of an En-suite at first floor level (reducing the property from a four bedroom property to a three bedroom property)

## 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 policy is of relevance to the proposal:

Policy DMG1: General Considerations

**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 property will largely remain as existing, the minor external alterations proposed will enhance the aesthetical appearance of the property. The proposal complies with the requirements of policy 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 in this respect.

**5.4 HIGHWAYS AND PARKING**

The existing garage internal dimensions measure 5.345m x 2.625m (including the part converted utility room area). The size of the existing garage does not comply with LHA's guidance for a single garage (6 x 3m) when providing a car parking space. Due to the size of the garage, the garage has not been used to provide a car parking space for the property. The car parking provision provided for the property will remain unaltered following the proposal (2no. car parking spaces provided). In addition a first floor bedroom is to be converted to provide an En-Suite, following the proposed works the property will be a three bedroom property requiring two car parking spaces to comply with LHA's guidance. 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 has been designed to subtly provide a positive visual impact for the site and will complement the existing street scene. The proposal 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.