

PD Construction Consultants

7 Beech Street, Clitheroe, Lancs., BB7 2LL

GENERAL PLANNING DESIGN STATEMENT

Client:

Sarah McMillan

Project Title:

Proposed Garden Room & Conversion of Internal Garage, 25 Middle Lodge Road, Barrow, BB7 9XS

INTRODUCTION

This Design Statement is to be read in conjunction with the following drawings:

- 1374 – 01 Existing Ground Floor Plan
- 1374 – 02 Existing First Floor Plan
- 1374 – 03 Existing Front Elevation
- 1374 – 04 Proposed Ground Floor Plan
- 1374 – 05 Proposed First Floor Plan
- 1374 – 06 Proposed Front Elevation
- 1374 – 07 Proposed Floor Plan – Garden Room
- 1374 – 08 Proposed Elevations – Garden Room
- 1374 – 101 Existing Site Plan
- 1374 – 102 Proposed Site Plan

The site is a 3-bedroom, detached dwelling located on a recently constructed housing development. Planning Permitted Development rights were withdrawn as part of the original planning approval conditions for the housing development.

The proposed garden room and conversion of the garage would normally be within the confines of *Town and Country Planning (General Permitted Development) Order 1995 (as amended)* had permitted development rights not been removed.

RELEVANT PLANNING POLICY

In preparing the design reference is made to Ribble Valley Borough Council – Core Strategy 2008 – 2028 document.

The following policies are applicable to the site:

- DS1 – Development Strategy
- DS2 – Presumption in Favour of Sustainable Development
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DMH5 – Residential and Curtilage Extensions

PLANNING HISTORY

Ref.	Description	Approval date
3/2013/0771	Proposed Residential Development	20/09/2014
3/2021/0687	Proposed Garden Room	28/10/2021

PROPOSED WORKS

There are two aspects to the proposed works. Firstly, the garage conversion, and secondly, the detached, garden room.

The garage conversion is to accommodate a new W.C. and utility room, and a small snug. The existing W.C. and utility are being removed to allow the kitchen / dining area to be enlarged, without the need for a new rear extension to the property. The parking space that is lost by converting the garage can be accommodated on the 4.90m width, tarmacadam hardstanding to the front of the property. This maintains the 2no parking spaces required to comply with Lancashire County Council Highways Parking Standards. There is still sufficient space to allow pedestrian access to the front door. The garage doorway opening is to be provided with a window to match the existing, and the wall is to be built up below the sill level in facing brickwork to match the existing.

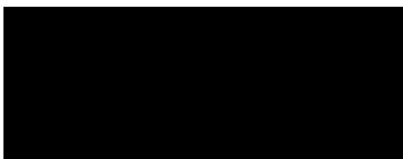
The detached garden room is to be located at the rear of the property. A smaller building of similar design was approved in October 2021. The revised application seeks to create a larger building 8.2 x 3.5m in size, with a cantilevered roof to the front elevation, projecting 500mm beyond the face of the wall.

The combined garden area to the front and rear of the property is 144m². The proposed garden room has a footprint of 28.7m², which is 20% of the garden area. The overall dimensions of the garden room are within the permitted development limits, to minimise the visual and amenity impact of the building.

SUMMARY

The proposal is designed to have minimal impact in the overall visual appearance of the surrounding landscape, with a high standard of design, and is sympathetic to surrounding, existing land uses in terms of scale, intensity and nature, in accordance with policies referred to above.

Signed:



Paul Derbyshire *Dip.Surv.*

Dated: 24th July 2023