

## **PLANNING STATEMENT**

**For A  
Retrospective Partial  
Garage Conversion At  
No. 20 Hawthorn  
Road, Barrow,  
Lancashire**

**Date:** November 2024

## 1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Mr and Mrs Freeman. It is part of a retrospective householder planning consent for the partial conversion of a garage at No.20 Hawthorn Road, Barrow.
- 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:

- 001 - Site Location Plan\_P01
- 002 - Elevations Plan - Existing & Proposed\_P01
- 003 - Layout Plan - Existing & Proposed\_P01
- 004 - Highways Plan - Vehicle Tracking\_P01

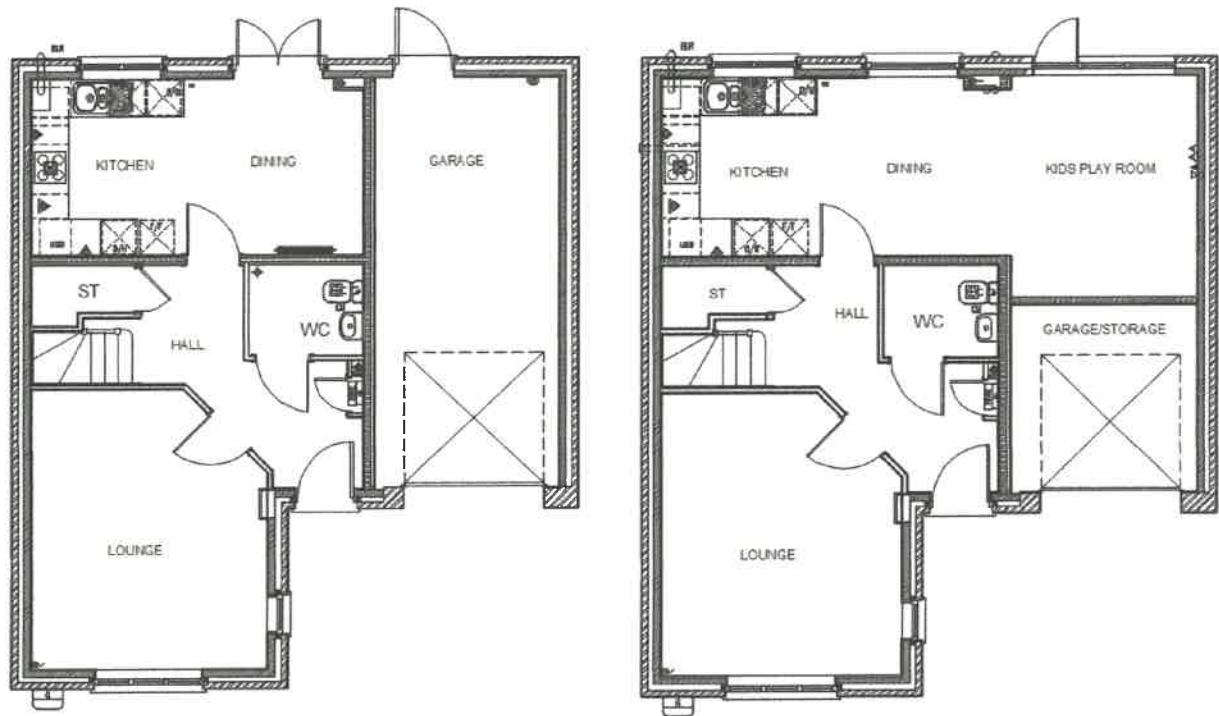
## 2.0 THE SITE

- 2.1 The property is at the end of an unadopted private driveway which is accessed from Hawthorn Road.



FIGURE 1: SITE LOCATION

- 3.1** The retrospective application comprises of a partial conversion in the existing integral garage to facilitate a kid's play room whilst retaining the part of the existing garage as 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 has replaced the rear garage door, and a window has replaced the double french doors to the back elevation.



**FIGURE 3: EXISTING AND PROPOSED ELEVATIONS**

- 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) (2023).
- 4.2** The following policies are of relevance to the proposal:
- Policy DMG1: General Considerations
  - Policy DMG3: Transport and Mobility
  - 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 in respect of the front elevation. The bi-folding door and window to the rear elevation are the only external alterations proposed and are in keeping with the character of the dwelling, therefore 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 driveway measures 4.85m x 7.45m providing three parking spaces. In addition to this the integral garage measured 6.00m x 3.00m providing one parking space and bicycle storage.

The amended garage size removed one parking space, but maintained bicycle storage and the electric car charging facilities. On the private driveway the arrangement is unchanged still providing three parking spaces. Further details have been provided in the 003 - Layout Plan - Existing & Proposed\_P01 and 004 - Highways Plan - Vehicle Tracking\_P01.

The ability to facilitate adequate vehicle parking and turning facilities to serve the dwelling remain and therefore the proposal will not have a negative impact on the highway.

- 6.1 In summary the retrospective consent sought which forms the basis of this householder planning application does not compromise the amenity of adjacent properties or highways and parking, and as such the proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.