

PLANNING STATEMENT

For
The Garage Conversion
At No. 6 Nab View
Whalley
Lancashire

Date: November 2024

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 Weldon, it has been prepared as part of a retrospective planning application for the conversion of the garage to a home gym at No.6, Nab View, Whalley.

1.2 It is to be read in conjunction with the following planning drawing:

- 2342 – 01 Existing and Proposed Plans and Elevations

2.0 PROPOSAL

- 2.1** The retrospective planning application relates to the conversion of the existing garage to facilitate a home gym and store.
- 2.2** The external appearance of the garage will remain as existing, with no external alterations required to facilitate the conversion of the garage.
- 2.3** A perimeter stud wall has been constructed internally, insulated and lined with insulated plasterboard. An additional ceiling has been constructed under the existing ceiling, acoustic insulation has been fitted between the additional ceiling joists and the ceiling has been lined with Gyproc fireline board.

3.0 DEVELOPMENT PLAN POLICY

3.1 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).

3.2 The following policies are of relevance to the proposal:

Policy DMG1: General Considerations

Policy DMG3: Transport & Mobility

4.0 EVALUATION

4.1 The main factors to be considered are:

- Visual amenity/external appearance
- Impact upon residential amenity

4.2 VISUAL APPEARANCE

The external appearance of the garage is to remain as existing. The proposal complies with the requirements of policy DMG1.

4.3 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.

4.4 HIGHWAYS AND PARKING

The existing garage internal dimensions measure 5.4m x 2.8m. The size of the garage does not comply with LHA's guidance for a garage when providing a car parking space (6 x 3m). Due to the size of the garage the garage has not been used to provide a car parking space for the property. Following the conversion of the garage the car parking spaces at the property have remained unaltered following the garage conversion. The proposal will not have a negative impact to the local highway.

5.0 CONCLUSION

5.1 In summary the conversion of the garage does not compromise the amenity of adjacent properties. Due to the restricted internal dimensions of the garage and the fact that the existing garage does not comply with the LHAs guidance given that the dimensions fall short of the required size for a parking space, the car parking spaces available at the property have remained unaltered following the conversion of the garage.