

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

DATE: 29th MAY 2025

REF: LW

CHECKED BY: LH

APPLICATION REF: 3/2025/0194

GRID REF: SD 373583 438123

DEVELOPMENT DESCRIPTION:

PROPOSED CONVERSION OF GARAGE TO FORM ADDITIONAL LIVING SPACE, ADDITION OF WINDOW TO SIDE ELEVATION. THE FRONT ELEVATION WILL BE UNCHANGED. 27 POPLAR WAY, BARROW



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Barrow Parish Council were consulted on 27th March 2025; however, no comments have been received with respect to the proposed development.

LANCASHIRE COUNTY COUNCIL HIGHWAYS:

A consultation response from Lancashire County Council Highways was received on 13th May 2025 requesting 3no. on-site parking spaces be provided on a widened driveway due to the loss of the garage parking space.

ADDITIONAL REPRESENTATIONS:

No representations received.

1. Introduction, Site Description and Surrounding Area

- 1.1 The application is being brought to Committee in line with the Scheme of Delegation because the applicant is a senior officer at RVBC.
- 1.2 The application relates to detached two-storey dwellinghouse at no.27 Poplar Way. The site to which the proposal relates is located within the defined settlement area of Barrow and the surrounding area is predominantly residential in character.
- 1.3 The property was granted consent under reserved matters application reference 3/2017/0064 for the construction of 183 dwellings. One of the conditions on the permission removed permitted development rights for the conversion of garages. As such, the conversion of any garage into additional living accommodation requires formal planning permission.

2. Proposed Development for which consent is sought

- 2.1 The application seeks consent for the conversion of the existing integral garage into additional living space. As part of the conversion, 1no. additional window opening would be installed to the south-eastern gable elevation.

3. Relevant Planning History

3/2017/0064: Approval of Reserved Matters for details of the layout, scale and appearance of the buildings and landscaping for a residential development of 183 dwellings and associated works on the northern part (Parcel A) of the overall site following planning permissions 3/2012/0630 and 3/2016/0820 (Approved).

3/2016/0820: Application to vary conditions 5 (Phasing Scheme), 8 (Masterplan), 10 (Drainage Strategy), 13 (Water Treatment Works), 16 (Travel Plan), 19 (Renewable Energy) and 22 (Landscape and Habitat Management Plan), and removal condition 20 (Code for Sustainable Homes) from planning permission 3/2012/0630 (Approved).

3/2012/0630: Outline application of the provision of up to 504 residential units (falling within use class C3), including affordable housing, with three new vehicular and pedestrian access onto Whalley Road, on-site landscaping, formal and informal open space and associated infrastructure works including a new foul water pumping station (Refused and allowed on appeal).

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport & Mobility

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Technical Guidance to National Planning Policy Framework

5. **Assessment of Proposed Development**

5.1 **Principle:**

5.1.1 The application relates to a domestic alteration to an established residential property and is therefore acceptable in principle subject to an assessment of the material planning considerations.

5.2 **Impact upon Residential amenity:**

5.2.1 The proposed garage conversion would include the addition of 1no. ground floor window opening to the south-eastern gable elevation of the application property, facing towards the neighbouring dwellinghouse at no.29 Poplar Way. Despite this, no.29 Poplar Way does not benefit from any existing openings within its north-western gable elevation and therefore it is not anticipated that any undue impact by way of direct overlooking or loss of privacy would be resultant.

5.3 **Visual amenity/ External Appearance:**

5.3.1 The proposed development would not result in any measurable adverse impact upon the existing visual amenities of the immediate or wider locality. The only external alterations to the property proposed as part of the conversion includes the addition of 1no. window to the south-eastern gable elevation of the property which would not be afforded a high level of visibility from the adjacent public realm. Whilst additional hardstanding is proposed to facilitate an extra parking space resulting in the loss of some of the front garden including a small tree, this would not result in an unacceptable change to the streetscene. The proposal is therefore considered acceptable with respect to visual amenity and external appearance.

5.4 **Landscape and Ecology:**

5.4.1 No ecological constraints have been identified with respect to the proposed development. The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is a householder application.

5.5 Highway Safety and Parking:

5.5.1 A consultation response from Lancashire County Council Highways was received on 13th May requesting 3no. on-site parking spaces be provided on a widened driveway due to the loss of the garage parking space.

5.5.2 Following this, an amended plan has been received showing an addition parking space to the front of the application property measuring 2.4m by 4.8m. The proposal would therefore comply with parking standards for a four-bedroom property and is considered acceptable with respect to highway safety and parking.

6 Observations/Consideration of Matters Raised/Conclusion:

6.1 The proposal would not result any undue impact upon the amenity of any neighbouring residents, nor is it considered that the proposal would be harmful to the visual amenities of the area, surrounding ecology or highway safety.

6.2 As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval.

RECOMMENDATION: That planning permission be APPROVED subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location and Site Plan (amended 13th May 2025)
Floor Plans (dwg no. EF_OXFO_DM.2.0 dated March 2018)
Proposed Side Elevation

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The materials to be used on the external surfaces of the development as indicated within the application form and on drawing 'Proposed Side Elevation' shall be implemented as indicated.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

4. The development hereby permitted shall not be occupied until such time as the parking facilities have been implemented in accordance with the amended Location and Site Plan received 13th May 2025. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety.

5. The parking area hereby approved shall be surfaced with porous hard bound material (not loose aggregate) or if surfaced in impermeable materials then the surface water runoff shall be drained within the site and to a suitable internal outfall. Thereafter, the porous material/ drainage shall be maintained in perpetuity.

REASON: In the interest of highway safety and to prevent water from being discharged and deleterious materials being deposited onto the public highway.

BACKGROUND PAPERS

<https://webportal.ribblevalley.gov.uk/planningApplication/37288>