

Ribble Valley Borough Council
Planning Section
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Your ref: 03.25.0194
Our ref: 03.25.0194
Date: 21st May 2025

For the attention of Lucy Walker

App. No: 3/2025/0194
Proposal: Proposed conversion of garage to form additional living space. Addition of window to side elevation. The front elevation will be unchanged.
Location: 27 Poplar Way Barrow BB7 9ZN

Amended plans have been received and the following updated comments are made.

Proposal

The application seeks to convert part of the existing garage to living space. The garage door will remain in-situ with a storage area measuring 3m wide by approximately 2m long.

Access and parking

The remaining garage storage area will be suitable to provide cycle storage.

There are 2 existing driveway spaces at the dwelling and due to the loss of the garage parking space we would request that an additional space is provided on the driveway to provide an overall provision of 3 off-street spaces to accord with the parking standards for a 4 bedroom dwelling.

A drawing is submitted to show an additional space on the driveway measuring 2.4m by 4.8m which is acceptable.

The driveway should be constructed in a bound and porous material.

The vehicle crossing on Poplar Way will need widening for the full width of the driveway. Poplar Way is still under the responsibility of the developer therefore the householder will need to obtain the developers permission prior to the vehicle crossing being constructed.

Conclusion

Lancashire County Council acting as the Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

1. Prior to the first use of the development hereby permitted, the additional driveway space shall be completed with the vehicle crossing widened for the full width of the driveway. Reason: To provide adequate car parking provision at the dwelling.

Kelly Holt
Highway Development Control
Highways & Transport
Lancashire County Council
www.lancashire.gov.uk