

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	21/10/25	Manager:	KH	Date:	21/10/25
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Application Ref:	3/2025/0680			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	24/06/24	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed garage conversion.
Site Address/Location:	12 Northcote Park, Langho, BB6 8FB.

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to condition.

CONSULTATIONS:	Additional Representations.
No representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

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)

Relevant Planning History:

3/2025/0469: Certificate of Lawfulness for a proposed garden building (Approved).

3/2024/0422: Proposed conversion and extension of double garage to create a gym/ home office (Refused and dismissed on appeal).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two storey dwelling at No.12 Northcote Park. The property has recently been constructed as part of a new housing development situated within the defined settlement area of Langho and comprises a render-based design with slate roof tiles and a detached double garage.

The immediate area is predominantly residential in character with a large expanse of open countryside to the periphery.

Proposed Development for which consent is sought:

Consent is sought for the proposed conversion of the existing double garage to create additional living space including an office, WC and sitting area. The front of the garage would be retained for storage.

As part of the conversion works the existing garage doors would be retained, however glazed sliding doors would be incorporated to the northern side and western rear elevations.

Principle of Development:

The proposal relates to the conversion of an existing domestic garage into additional living space and is therefore acceptable in principle subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

The openings proposed to the northern side and western rear elevation of the garage would provide views predominantly towards the private amenity space associated with the application property and therefore no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.

In addition to this, the proposed conversion would not involve any increase in the footprint or height of the existing building. As such, no undue impact upon neighbouring residential receptors, by way of overshadowing, loss of outlook or daylight, would be resultant.

Accordingly, the works proposed are considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed conversion would include minor alterations to the existing garage structure, including the addition of glazed sliding doors to the side and rear elevations. These openings would not be visible from the adjacent public realm and as such, their impact upon the immediate and wider locality would be negligible.

With this in mind, it is not anticipated that the proposed development would have any measurable adverse harm upon the visual amenities of the proposal site or surrounding area.

Highways and Parking:

The proposal has been subject to review by Lancashire County Council Highways. The Local Highway Authority (LHA) note that the site access will remain unaltered following the proposal and whilst the garage will be removed, the existing driveway will be retained, providing four off-street parking spaces. As such, the LHA does not raise an objection regarding the proposed development and are of the opinion that the proposal would not have a significant impact on highway safety or capacity in the immediate vicinity of the site subject to a condition restricting the use of the building solely for domestic purposes.

Landscape/Ecology:

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.

Observations/Consideration of Matters Raised/Conclusion:

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 consent be granted subject to the imposition of conditions.
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