


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>17/02/26</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>17/02/26</b>
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<b>Application Ref:</b>	3/2025/0990			 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	28/01/26	<b>Site Notice:</b>	N/A	
<b>Officer:</b>	LW			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed internal division of attached garage to be used as part storage/ utility and part room.
<b>Site Address/Location:</b>	47 Dilworth Lane, Longridge, PR3 3ST.

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

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No objection.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
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:**

3/2023/0318: Approval of details reserved by conditions 5 (surfacing access drive) and 6 (surface water drainage) from planning permission 3/2023/0065) (Approved).

3/2023/0065: Access to proposed single dwelling reduced in width and moved to the east to avoid telegraph pole and lamp post. Previous approval 3/2016/1201 (Approved).

3/2019/0575: Discharge of conditions 1 (commencement), 2 (approved plans), 3 (materials), 4 (tree impact assessment), 5 (landscaping), 6 (boundary treatment), 7 (levels), 8 (maintenance and visibility splay), 9 (construction method statement), 10 (use of garages), 11 (removal of pd) and 12 (obscure glazing) from planning permission 3/2016/1201 (Approved).

3/2016/1201: Erection of a single two-storey dwelling. Re-submission of planning application 3/2016/0438 (Approved).

3/2016/0438: Erection of 2no. detached dwellings (Refused).

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

##### **Site Description and Surrounding Area:**

The application relates to a detached two-storey dwellinghouse at No.47 Dilworth Lane, Longridge. The property is the result of a planning consent granted in 2017 (application ref: 3/2016/1201) for the construction of a new two-storey dwellinghouse on land adjacent to No.41 Dilworth Lane. Condition no.10 on the permission restricted the use of the integral garage for the parking of vehicles only and therefore the conversion of the garage into additional living space cannot be carried out under permitted development rights and instead requires formal planning permission.

##### **Proposed Development for which consent is sought:**

Consent is sought for the internal division of the integral garage and conversion into a utility and store. No external alterations are proposed. Condition 10 was attached to planning permission 3/2016/1201 in order to ensure adequate parking provision is retained on site this is addressed further in the highways and parking section below.

##### **Principle of Development:**

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

##### **Impact Upon Residential Amenity:**

The proposed conversion of the existing garage would not result in any measurable undue harm upon the existing amenities of any nearby residents by way of overshadowing, loss of outlook, daylight or privacy given the works include internal alterations only.

##### **Visual Amenity/External Appearance:**

The development does not include any external alterations with the proposed works relating solely to the internal division of the existing garage to form a separate utility and store. The proposal would therefore result in no impact upon the existing visual amenities of the immediate or wider locality.

##### **Highways and Parking:**

The application has been subject to review by Lancashire County Council Highways who raise no objection to the development. The submitted site plan shows that there is sufficient off-street parking to serve the dwelling and therefore the proposed garage conversion would not result in additional pressure on the adjacent highway and is acceptable in respect to highway safety and parking.

##### **Landscape/Ecology:**

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

<b>RECOMMENDATION:</b>	That planning consent be granted subject to the imposition of conditions.
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