


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

|                |                 |           |              |                 |                 |           |              |                 |
|----------------|-----------------|-----------|--------------|-----------------|-----------------|-----------|--------------|-----------------|
| <b>Signed:</b> | <b>Officer:</b> | <b>LW</b> | <b>Date:</b> | <b>24/02/26</b> | <b>Manager:</b> | <b>KH</b> | <b>Date:</b> | <b>27/02/26</b> |
|----------------|-----------------|-----------|--------------|-----------------|-----------------|-----------|--------------|-----------------|

|                                    |             |                     |     |  |
|------------------------------------|-------------|---------------------|-----|--|
| <b>Application Ref:</b>            | 3/2026/0016 |                     |     | <br>Ribble Valley<br>Borough Council<br><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |
| <b>Date Inspected:</b>             | 29/01/26    | <b>Site Notice:</b> | N/A |  |
| <b>Officer:</b>                    | LW          |                     |     |  |
| <b>DELEGATED ITEM FILE REPORT:</b> |             |                     |     | <b>APPROVAL</b>  |

|                                 |  |
|---------------------------------|--|
| <b>Development Description:</b> | Conversion of the existing garage to create an extra room, with widening of the driveway and dropped kerb, plus new windows to the side garage wall. |
| <b>Site Address/Location:</b>   | 34 Aspen Crescent, Barrow, BB6 9ZL.  |

|  |                            |
|--|----------------------------|
| <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 subject to conditions.          |

|                              |                                    |
|------------------------------|------------------------------------|
| <b>CONSULTATIONS:</b>        | <b>Additional Representations.</b> |
| No representations received. |                                    |

|   |
|---|
| <b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>   |
| <p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1: Development Strategy<br/>                 Key Statement DS2: Sustainable Development</p> <p>Policy DMG1: General Considerations<br/>                 Policy DMG2: Strategic Considerations<br/>                 Policy DMG3: Transport &amp; Mobility</p> <p>National Planning Policy Framework (NPPF)</p> |

|   |
|---|
| <p><b>Relevant Planning History:</b></p> <p>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).</p> <p>3/2016/0820: Application to vary conditions 5 (phase scheme), 8 (masterplan), 10 (drainage strategy), 13 (water treatment works), 16 (travel plan), 19 (renewable energy) and 22 (landscape and habitat management plan) and remove condition 20 (code for sustainable homes) from planning permission 3/2012/0630 (Approved).</p> <p>3/2012/0630: Outline application for the provision of up to 504 residential units (falling within use class C3), including affordable housing, with three new vehicular and pedestrian accesses onto Whalley Road,</p> |
|---|

on-site landscaping, formal and informal open space and associated infrastructure works including a new foul water pumping station (Refused and Allowed on Appeal).

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

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

The application relates to a detached two-storey dwellinghouse at No.34 Aspen Crescent, Barrow. The property comprises red facing brickwork, brown interlocking roof tiles and white uPVC windows and benefits from an existing integral garage to the front elevation.

The property is the result of reserved matters application 3/2017/0064 which was approved in 2017 for a residential development of 183 dwellings (Parcel A) following outline planning permission 3/2012/0630. Condition 10 on 3/2017/0064 removed permitted development rights for garage conversions and therefore the conversion of the garage into additional living space that would preclude its ability to accommodate a parked motor vehicle cannot be carried out unless formal planning permission has first been granted.

The site to which the proposal relates is located within the defined settlement area of Barrow and the property benefits from no other designations or constraints.

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

Consent is sought for the conversion of the existing garage to create a playroom and larger utility, with an area of garage space also retained. As part of the conversion works, 2no. new window openings would be included to the eastern elevation and the existing driveway and dropped kerb would be widened to accommodate additional on-site parking.

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

The proposal relates to alterations 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 new openings proposed to the eastern elevation of the garage would provide views towards No.32 Aspen Crescent. Despite this, a separation distance of 21m would be retained between the proposed windows and those featured to the front elevation of No.32 and therefore it is not considered that the development would result in any significant loss of privacy that would warrant the refusal to grant planning permission in this particular instance.

Furthermore, the proposed development would not include any increase in footprint or height and would therefore result in no increased impact upon neighbouring residential receptors by way of overshadowing, loss of outlook or daylight.

Accordingly, the proposal is considered acceptable with respect to impact upon residential amenity.

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

The development is not considered to result in any measurable adverse impact upon the existing visual amenities of the immediate or wider locality, insofar that the only external alterations proposed include the addition of 2no. small windows to the eastern elevation of the garage and the widening of the existing

driveway. The resultant impact upon the visual amenities of the application property and surrounding street scene would therefore be limited.

**Highways and Parking:**

The proposal would involve the loss of the existing double garage; however, the existing driveway is proposed to be extended with the submitted Proposed Block Plan showing the provision of 3no. on-site parking spaces.

The proposed works have been subject to review by Lancashire Country Council Highways Authority who are of the view that the proposed development would not have a significant impact upon highway safety or capacity in the immediate vicinity of the site, subjection to the imposition of a condition requiring the extended driveway to be constructed prior to first use of the converted garage and paved in porous hard bound material. The development is therefore considered acceptable with respect to highway safety and parking.

**Landscape/Ecology:**

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

**RECOMMENDATION:**

That planning consent be granted subject to the imposition of conditions.