

Proposed construction of single storey detached garage

Bridge End Cottage
Rimington Lane
Rimington
Clitheroe
BB7 4EA

Supporting Statement

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1. Introduction

The application is householder application for a detached single storey garage at Bridge End Cottage, Rimington Lane, Rimington.

2. Site Description and Development Proposal

Bridge End Cottage is a semi-detached residential property constructed from stone under a stone slate roof with white upvc windows. It is sited immediately to the east of Bridge End Barn and to its west is an attached residential property. Rimington Lane passes the three dwellings to the east

It is proposed to construct a modest single storey detached garage to the north of Bridge End Cottage.

3. Planning History

3.1 3/2024/0101: Two storey triple garage with home office on first floor, resubmission of 03/2023/0787: Refused 28/03/24.

3.2 3/2023/0787: Proposed Two Storey triple garage with home office on first floor. Refused 29/11/23.

3.3 3/2021/0304: Proposed first floor side extension over existing playroom, single storey rear extension and porch to front. Conditional Approval 27/05/21

4. Planning Policy

4.1 National Planning Policy Framework, December 2024

4.2 National Planning Practice Guidance

4.3 Ribble Valley Adopted Core Strategy:-
Key Statement DS2: Sustainable Development
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport and Mobility

5. Assessment

- 5.1 The proposed single storey garage has been designed to overcome the previous reasons for refusal.
- 5.2 The detached garage is of an appropriate scale, height and massing and will be constructed of high-quality materials to match the host property Bridge End Cottage; and the neighbouring properties Bridge End Barn to its east and the attached cottage Bridge End Farm to its west.
- 5.3 The proposed garage measures 12m in length by 6.62m in width externally. In the previous refusal, it was noted that the proposed garage was longer than Bridge End Cottage. The garage now proposed has been reduced in size and is only 100mm wider than Bridge End Cottage, which is 11.9m wide (see approved drawing 21/14/4 labelled proposed plan for application reference 3/2021/0304). Considering that Bridge End Cottage is attached to Bridge End Farm, the garage is seen in the context of both properties and is, therefore, not longer than the two existing properties.
- 5.4 As shown on the submitted floorplan the proposed garage provides internal parking and a storage area with a garage door and pedestrian door in the front (south) elevation; and a separate single garage with a second garage door in the front (south) elevation. The building will provide a functional space for the parking of modern sized vehicles, giving the occupants adequate space to open vehicle doors on both sides when getting in and out. It will also provide a storage area for domestic storage for the occupants of Bridge End Cottage who are a young family with three pre-school aged children. Natural light will be provided by 1 no. round window in the east (gable) elevation and 1 no. round window in the west (gable) elevation. Solar Panels are proposed to be inserted into the roofplane on the front (south) elevation that will generate power for the Bridge End Cottage; and an electric vehicle charging point, both measures will be provided to contribute towards tackling climate change and improving air quality. A water butt will be installed to collect roofwater and this will be used for the garden of Bridge End Cottage.
- 5.5 With regards to its height, the proposed garage has been substantially reduced from the previous submissions, its height to the eaves would be 3.5m and its height to the ridge would be 5.4m. The proposed garage will be set at the existing ground level and its north and eastern walls will be adjacent to an existing retaining structure which is 2.7m in height (see figure 1 below) that separates the residential curtilage of Bridge End Cottage from the access road above that was approved under application reference 3/2018/0180. The applicant has concerns that, owing to the higher ground levels to the rear of the site, which form part of a residential garden area, a reduction in the eaves height could increase the risk of children gaining access to, or falling onto, the garage roof. Furthermore, lowering the eaves would create a void between the roof and the retaining wall, forming an enclosed space in which debris (such as leaves)

could accumulate, thereby necessitating ongoing maintenance. The height of the proposed garage would not be dominant or prominent in the landscape, it would harmonise with the open character of the surrounding land to the north whilst being sympathetic to the existing residential properties to its south being subservient and only a small-scale addition to the site.

- 5.6 The visual appearance of the development area will be enhanced. As shown on the submitted plans the existing block retaining wall that will remain visible after construction of the garage will be faced with natural stone to match existing walls within the residential curtilage of Bridge End Cottage and permeable surfacing will be laid on the western side of the garage. Landscaping is proposed, with 4 no. small trees being planted on the western side of the garage that will remain open space. Additional biodiversity enhancements are proposed, with bird boxes being shown on the submitted plans on the north (rear) and side (eastern) elevations.
- 5.7 The proposed garage will have no impact on the residential amenity of the application dwelling or either neighbouring property to the south. The building will not introduce any detrimental impact in terms of overlooking or loss of daylight or sunlight.



Figure 1: Photograph taken 17/10/25 showing the application site for the proposed single storey garage

- 5.8 The proposed garage is of a high standard of design and is sympathetic to the existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style features and building materials as required by Policy DMG1 of the adopted Core Strategy.
- 5.9 There is a public right of way (FP0336019) that runs adjacent to the development site, however this will be unaffected, it will remain free of obstruction both during construction of the garage and once it has been brought into use. The proposal meets the requirements of Policy DMG1 of the adopted Core Strategy.
- 5.10 Adopted Local Plan Policy DMG3 require all development proposals to provide adequate car parking and servicing space in line with currently approved standards. The garage provides 2 no. parking spaces within the building and there is adequate outdoor parking available within the existing residential curtilage for additional vehicles.
- 5.11 There are no heritage assets or protected trees either on the application site or within the vicinity of it.
- 5.12 The site lies within Flood Zone 1, the lowest area at risk of flooding.

6. Conclusion

- 6.1 The proposed development complies with Key Statement DS2 and Policies DMG1, DMG2 and DMG3 of the adopted Core Strategy 2008 to 2028 and the NPPF. The garage is of a high standard of design and is sympathetic to the existing residential properties in terms of its size and design being of an appropriate scale and massing constructed of high-quality materials; and incorporating renewable energy features.