

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	27/07/26	Manager:	LH	Date:	27/7/26
----------------	-----------------	-----------	--------------	-----------------	-----------------	-----------	--------------	----------------

Application Ref:	3/2026/0367			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	02/06/26	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed conversion of existing detached garage into a home gym and storage.
Site Address/Location:	4 Poplar Way Barrow BB7 9ZN

CONSULTATIONS:	Parish/Town Council
Barrow Parish Council: Consulted on 08/06/2026, no comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections to the proposal. Having reviewed the submitted information, there are no highway grounds to support an objection, in accordance with the NPPF.

CONSULTATIONS:	Additional Representations.
No additional 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

National Planning Policy Framework (NPPF)

Relevant Planning History:

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).

Condition 10 of 3/2017/0064 removes permitted development rights for garage conversions.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two-storey dwellinghouse known as No.4 Poplar Way, located within Barrow. The application site benefits from no constraints and the surrounding area is predominantly residential in character.

Proposed Development for which consent is sought:

Consent is sought for the conversion of the existing detached garage to form a home gym and storage. A fully glazed UPVC door is proposed to be added to the rear elevation of the garage.

Principle of Development:

The proposal contains domestic alterations within a residential curtilage and is acceptable in principle, subject to an assessment of the material planning considerations.

Residential Amenity:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

- ‘1. not adversely affect the amenities of the surrounding area.*
- 2. provide adequate day lighting and privacy distances.*
- 3. have regard to public safety and secured by design principles.*
- 4. consider air quality and mitigate adverse impacts where possible’*

The proposed modifications to facilitate the conversion of the garage into a gym/storage room would result in the creation of one additional door opening to the garage’s rear elevation. This alteration would overlook the applicant’s own private amenity spaces and would be screened by existing boundary treatment. AS such, the proposal would not give rise to any issues of overlooking or loss of privacy for neighbouring properties.

Furthermore, the use of the garage building as a gym and storage room would not generate any increase in noise or activity beyond what would be reasonably expected by neighbouring properties. The proposed use is considered consistent with the residential character of the area and would not result in any adverse impact on the amenity of surrounding occupiers.

As such, on balance, there is limited harm by impact on residential amenity, and the application complies with DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

‘All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style [and] consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings.’

With respect to materiality, the proposed uPVC door will be finished in RAL 7016 and will feature glazed panels.

The proposed external alterations to the existing garage, as part of the conversion to a gym/storage room, are modest and are not considered to have any significant impact on the visual amenity of the surrounding area and therefore complies with Key Policy DMG1 of the Ribble Valley Core Strategy.

Highways and Parking:

A consultation response from Lancashire County Council Highways was received stating 'the existing garage's internal dimensions allow for one off-street parking space; the conversion results in the loss of this space '. However, the driveway has adequate space to accommodate parking for this scale and size of dwelling. Desktop analysis and the provided plans demonstrated that the front driveway could provide 3no. on-site parking spaces and would therefore comply with parking standards and is considered acceptable with respect to highway safety and parking. Accordingly, there is no objection to the proposal provided the gym/storage room remains available for the household's use and enjoyment.

Landscape/Ecology:**BNG**

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 that the application is recommended for approval.

RECOMMENDATION:

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