

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	04/08/2026	Manager:	KH	Date:	04/08/26
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Application Ref:	2026/0387			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	04/08/2026	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed conversion of garage to office room.
Site Address/Location:	66 Hawthorn Road Barrow BB7 9EE.

CONSULTATIONS:	Parish/Town Council
No representations received in respect of the proposal.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	

The Local Highways Authority have raised no objection to the proposed development.

CONSULTATIONS:	Additional Representations.
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One letter of representation has been received objecting to the proposal and raising the following concerns:

- Negative impact on neighbouring parking facilities.
- Increased on street parking.
- Impact to road safety.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility

National Planning Policy Framework.

Relevant Planning History:

No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two-storey dwelling located off Hawthorn Road Barrow. The dwelling is located within the defined settlement of barrow, forming part of a recently constructed housing estate.

Proposed Development for which consent is sought:

Consent is sought for partial conversion of the detached garage to accommodate addition living space/garden room. The existing garage door will remain the front section of garage being retained for storage.

Impact Upon Residential Amenity:

The submitted details seek consent for the partial conversion of an existing garage to become extended living floorspace. With the only external alterations proposed being minor works to the rear and side elevations of the garage. There is a window opening proposed in the side elevation facing the application garden, with an access door proposed in the rear elevation.

Taking account of the proposed works, it is not considered that the proposed openings, by virtue of their configuration and orientation, will result in the diminishing of the sense of privacy. Nor is it considered that proposal will result in any other measurable impacts upon nearby affected residential amenity.

Taking account of the above, the proposal raises no significant measurable conflict with Policy DMG1 of the Ribble Valley Core Strategy which seeks to protect existing residential amenity and ensure adequate levels of residential amenity for future occupiers of existing and proposed residential development(s).

Visual Amenity/External Appearance:

The submitted details do not propose any external alterations to the property or garage that are visible from within the public realm. The existing garage door will remain in situ to accommodate a storage space.

As such, in the absence of any other significant exterior alterations to the property, it is not considered that the proposal will result in any measurable visual change nor impact upon the local area.

As such, taking account of the above matters, it is not considered that the proposed development raises any significant direct conflict(s) with Policy DMG1 of the Ribble valley Core Strategy which seeks to protect against development(s) that will result in adverse impacts upon the character or visual amenities of an area.

Highways and Parking:

The Local Highways Authority have raised no objection to the proposal. Sufficient parking remains available (3 spaces) on the existing driveway.

As such the proposal raises no significant measurable conflict(s) with Key Statement DMI2 nor Policies DMG1 or DMG3 which seek to ensure the continued safe operation of the highways network and seeks to ensure development brings forward adequate parking provision to serve and accommodate the activities and requirements of proposed development(s).

It is recognised that concerns have been raised in respect to parking implications and highway safety. However, the application dwelling will not fall short of the required parking spaces by converting the existing garage. 3 spaces for a 4-bedroom property complies with parking standards.

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