

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

|                |                 |    |              |            |                 |    |              |          |
|----------------|-----------------|----|--------------|------------|-----------------|----|--------------|----------|
| <b>Signed:</b> | <b>Officer:</b> | EP | <b>Date:</b> | 25/08/2026 | <b>Manager:</b> | KH | <b>Date:</b> | 27/08/26 |
|----------------|-----------------|----|--------------|------------|-----------------|----|--------------|----------|

|                                    |            |                     |     |                                                                                                                                                                                                               |
|------------------------------------|------------|---------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Ref:</b>            | 2026/0501  |                     |     | <br><b>Ribble Valley<br/>Borough Council</b><br><hr/> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |
| <b>Date Inspected:</b>             | 25/08/2026 | <b>Site Notice:</b> | N/A |                                                                                                                                                                                                               |
| <b>Officer:</b>                    | EP         |                     |     |                                                                                                                                                                                                               |
| <b>DELEGATED ITEM FILE REPORT:</b> |            |                     |     | <b>APPROVAL</b>                                                                                                                                                                                               |

|                                 |                                                                                                          |
|---------------------------------|----------------------------------------------------------------------------------------------------------|
| <b>Development Description:</b> | Proposed part conversion of the integral garage to a habitable room and associated external alterations. |
| <b>Site Address/Location:</b>   | 41 Dogwood Lane Barrow BB7 9GG                                                                           |

|                                                         |                            |
|---------------------------------------------------------|----------------------------|
| <b>CONSULTATIONS:</b>                                   | <b>Parish/Town Council</b> |
| No representations received in respect of the proposal. |                            |

|                                                                                    |                                              |
|------------------------------------------------------------------------------------|----------------------------------------------|
| <b>CONSULTATIONS:</b>                                                              | <b>Highways/Water Authority/Other Bodies</b> |
| <b>LCC Highways:</b>                                                               |                                              |
| The Local Highways Authority have raised no objection to the proposed development. |                                              |
| <b>CONSULTATIONS:</b>                                                              | <b>Additional Representations.</b>           |
| No comments received.                                                              |                                              |

**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 on Dogwood Lane 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 additional living space. 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 side elevation of the garage to accommodate a new side access door.

Taking account of the proposed works, it is not considered that the proposal 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 readily 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 following its proposed extension.

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).

**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.