

PLANNING STATEMENT

41 DOGWOOD LANE, BARROW

Date: June 2026

1.0 INTRODUCTION

- 1.1** This Planning Statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients, it has been prepared as part of a householder planning application which seeks approval for the part conversion of the integral garage to a habitable room and associated external alterations.
- 1.2** This statement provides a description of the site and the proposed works, its compliance with the development plan and an assessment of other material considerations.

It is to be read in conjunction with the following planning drawing:

- 2617 - 01 Existing and Proposed Floor Plans and Elevations.

2.0 THE SITE

- 2.1** The property is a four bedroom detached dwelling.
- 2.2** The property is constructed from facing brickwork, areas with a rendered finish and a concrete tile roof covering.

3.0 PROPOSAL

- 3.1** The proposal comprises of the conversion of the integral garage a habitable room, including the formation of an internal opening between the existing kitchen/dining area and the converted garage. External alterations include the removal of the existing rear garage door and its replacement with a tilt window, together with the insertion of a new access door within the side elevation serving the retained garage storage area. In addition, the proposal includes the provision of an additional off-street parking space to the front of the property. The site already benefits from a dropped kerb extending across the existing driveway and property frontage, providing suitable vehicular access.

4.0 PLANNING HISTORY

- 4.1 There have been no previous planning applications submitted at No.41 Dogwood Lane, Barrow.
- 4.2 Permitted development rights for the conversion of the garage were removed as part of the original planning permission granted for the wider residential development to which No. 41 Dogwood Lane belongs.

- 5.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2024).

6.1 The main factors to be considered are:

- Visual amenity/external appearance
- Impact upon residential amenity

6.2 VISUAL APPEARANCE

The proposed conversion involves minor alterations to the existing garage structure, including the removal of the existing rear door and its replacement with a full-height window, together with the installation of a new access door on the side elevation serving the retained garage area. These alterations are considered to be modest in scale and would not result in any adverse impact on the visual amenity of the application site or the character and appearance of the surrounding area.

6.3 IMPACT UPON RESIDENTIAL AMENITY

The proposed garage conversion would not result in any increase to the footprint or height of the existing building. Consequently, the proposal would not give rise to any undue impact on neighbouring residential amenity through overshadowing, loss of outlook, or loss of daylight.

6.4 HIGHWAYS AND PARKING

The existing integral garage has internal dimensions of 6.67m by 2.96m. Whilst the garage exceeds the recommended length, it falls marginally short of the Local Highway Authority's guidance for a standard parking space, which requires minimum internal dimensions of 6m by 3m. As such, the garage is not considered to provide a policy-compliant off-street parking space and has not been in use by the applicants as a car parking space for the property due to the restricted width of the garage.

The proposal includes the provision of an additional off-street parking space to the front of the property, ensuring that the dwelling benefits from the requisite level of parking provision for a four bedroom dwelling. Consequently, the development is not considered to result in any adverse impact on highway safety or the operation of the local highway network.

6.5 PERMITTED DEVELOPMENT RIGHTS

The proposed garage conversion would generally be able to be undertaken utilising permitted development rights, allowing householders to improve and extend their homes without the need to apply for planning permission. However, following an evaluation of the planning conditions attached to the original planning approval for the residential development of the site (Application No. 3/2019/0012) the following condition was imposed:

17. The garage(s) serving the Plot numbers listed below shall be kept freely available for the parking of cars and no works, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order, shall be undertaken to alter or convert the space into living or other accommodation:

Plots - 1, 4, 5, 8, 9, 10, 16, 27, 28, 33, 38, 43, 44, 45, 46, 50, 55, 60, 62, 63, 68, 71, 72, 73, 75, 126, 127, 128, 129, 130, 149, 165, 166, 167, 168, 176, 179, 180, 181, 182, 183, 184, 185, 186, 199, 200, 201, 202, 203, 204, 231, 233.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling.

7.0 CONCLUSION

- 7.1** In summary the proposal which forms the basis of this householder planning application has been designed to provide a positive visual impact and will complement the existing dwelling. The proposal does not compromise the amenity of adjacent properties. The proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.