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Supporting Planning Statement

Project: Conversion of Existing Attached Garage to Form a Multigenerational Annexe

Project Reference: HA1121_PL

Client: Mr & Mrs Linton

Project Address: 29 Peel Park Avenue, Clitheroe, Lancashire, BB7 1EU

Prepared by: Habitat Architecture Ltd

Date: 17/09/2026



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1. Introduction

This Planning Supporting Statement has been prepared by Habitat Architecture Ltd on behalf of Mr & Mrs Linton in support of a householder planning application at 29 Peel Park Avenue, Clitheroe (“the site”).

The application seeks permission for the conversion of the existing attached garage to form a self-contained annexe, comprising a bedroom, lounge, and en-suite shower room, to enable a member of the wider family to live alongside the main household. The proposal responds to a genuine and growing need among UK households for multigenerational living arrangements, allowing older or dependent relatives to remain close to family while retaining their own private living space.

This Statement sets out the site and surrounding context, describes the proposed development, and assesses the proposal against the statutory development plan for Ribble Valley and the National Planning Policy Framework (NPPF), together with other material planning considerations. It should be read alongside the accompanying existing and proposed drawings (HA1121_PL, sheets PL1.01 and PL1.02).

2. The Site and Surrounding Area

The site comprises a two-storey, four-bedroom semi-detached dwelling at 29 Peel Park Avenue, Clitheroe, set within a modest residential curtilage on an established suburban street of similar family housing. The property benefits from an attached single-storey garage on its western elevation, accessed directly from a private driveway that currently accommodates three vehicles off-street.



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3. The Proposed Development

The proposal is for the internal conversion and change of use of the existing attached garage to residential annexe accommodation, comprising:

- An annexe bedroom;
- An annexe lounge, occupying part of the existing garage and utility footprint;
- An annexe en-suite shower room

The works are internal in nature and do not propose any increase to the external footprint, height, or massing of the dwelling. The existing garage door opening is proposed to be infilled and replaced with a window and/or door to match the character of the host dwelling, as shown on the proposed elevations.

No additional dwelling is created. The annexe is designed to function as ancillary, non-self-contained accommodation directly linked to the main house, and will share the principal household's driveway and garden. It is not proposed to be sold, let, or otherwise separated from the main dwelling.

The existing driveway provides parking for three vehicles. This is retained in full by the proposal; the garage is not currently used for car parking on a regular basis. Should the Local Planning Authority consider additional on-site parking provision desirable, the driveway can readily be widened within the site's frontage to provide further off-street spaces, and the applicants are willing to accommodate this as part of the scheme.



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4. Planning Policy Context

4.1 The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for the site is the Ribble Valley Core Strategy 2008–2028 (adopted December 2014). The Council is progressing a new Local Plan for the Borough; however, this remains at an early stage of preparation and, in accordance with national policy on the weight to be given to emerging plans, can be afforded very limited weight at this time.

The following Core Strategy policies are of particular relevance:

Policy DMG1 – General Considerations: sets out the general criteria against which all development is assessed, including the effect on the character and appearance of the area, residential amenity, and highway safety.

Policy DMG2 – Strategic Considerations: requires development to accord with the strategic aims of the Core Strategy, including making efficient use of land and buildings within existing settlements.

Policy DMH5 – Residential and Curtilage Extensions: supports the extension and alteration of existing dwellings, subject to an assessment of design, impact on residential amenity, and highway safety.

4.2 National Planning Policy Framework (August 2026)

The National Planning Policy Framework, republished by the Government on 17 August 2026, is a material consideration in the determination of this application. Its most relevant provisions are summarised below.

The site lies within the settlement of Clitheroe. Chapter 4 of the Framework ('Achieving Sustainable Development') therefore engages the presumption in favour of sustainable development on the basis set out in policy S4, under which development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the Framework's national decision-making policies.

Chapter 12 ('Making Effective Use of Land') contains policy L2, which is engaged where a proposal would involve the loss or change of use of land within a residential curtilage. This proposal does not involve any loss of curtilage land or garden area to development – it is



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a conversion of an existing building already forming part of the host dwelling – and the full width of the driveway and rear garden is unaffected.

Chapter 14 ('Achieving Well-Designed Places') sets out the Framework's design policies (DPI–DP4), which expect development to be of high design quality, to respond positively to local context and character, and to protect the amenity of existing and neighbouring occupiers. Chapter 15 ('Promoting Sustainable Transport') is relevant to the parking and access considerations addressed in Section 5.3 below.

More broadly, paragraph 17 of the Framework's introductory chapter identifies a social objective of the planning system "to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations." The provision of flexible, multigenerational accommodation of the kind proposed here is a direct and positive response to that objective, supporting a household caring for an elderly or dependent relative without the need for a new, separate dwelling.



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5. Planning Assessment

5.1 Principle of Development

The site lies within the settlement boundary of Clitheroe, on land already in lawful residential use and within the curtilage of an existing dwelling. The proposal involves no external extension, no new dwelling, and no loss of garden or amenity land. On this basis, the principle of converting an existing attached garage to residential annexe accommodation is considered acceptable and consistent with Policies DMG1, DMG2 and DMH5 of the Core Strategy and with the presumption in favour of sustainable development set out in the NPPF.

5.2 Design, Character and Residential Amenity

The proposal is internal in nature and retains the existing footprint, roofline, and principal elevations of the dwelling. The only external change is the replacement of the garage door with a window/door opening to match the fenestration of the host property, which will be detailed to be sympathetic to the existing stone, brick and render palette of the dwelling and the wider streetscene.

As the works do not increase the height, depth or bulk of the building, there is no material impact on the outlook, light, or privacy of neighbouring occupiers, and no adverse effect on the character or appearance of the streetscene. The proposal is considered to accord with Policy DMH5 and with the design expectations of Chapter 14 of the NPPF.

5.3 Parking and Highway Safety

The site retains its existing three-space driveway in full. As a four-bedroom dwelling that will, following the works, house an extended household, the retained on-site provision is considered adequate to meet the parking needs of the property without reliance on-street. Should the case officer or the highway authority consider it necessary, the applicants have confirmed that the driveway frontage can be widened to provide further off-street spaces, and this is offered as a fallback position to address any highway safety concern that may be raised.

No additional vehicular access point is proposed, and the existing access arrangement onto Peel Park Avenue is unaltered.



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5.4 The Case for Multigenerational Living

Multigenerational living, where an older or dependent family member lives within, or directly alongside, the household of their adult children, is an increasingly common and actively encouraged form of housing provision, reflecting both the ageing of the population and the practical and emotional benefits of family care. Converting existing, underused space within the curtilage of a family home, rather than building a new and separate dwelling, is a sustainable and efficient use of the existing housing stock, and avoids the additional land-take, infrastructure demand and highway movements associated with a new dwelling.

The annexe is proposed to remain functionally and physically linked to the main house, sharing its access, garden, and driveway, and is not intended to operate as an independent dwelling. This form of ancillary accommodation is well established through appeal decisions and Local Planning Authority practice as an acceptable and beneficial form of residential extension, and is considered to weigh positively in the planning balance as a material consideration alongside the policy assessment set out above.



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6. Conclusion

This Statement has demonstrated that the proposed conversion of the existing attached garage to form a multigenerational annexe at 29 Peel Park Avenue, Clitheroe is acceptable in principle and in detail. The proposal:

- *Makes efficient use of an existing building within the curtilage of an established dwelling, without the loss of any garden or amenity land;*
- *Is modest and internal in nature, with no material effect on the character of the dwelling, the streetscene, or the amenity of neighbouring occupiers;*
- *Retains full off-street parking provision, with capacity to increase this further should it be required; and*
- *Delivers a clear social benefit by enabling multigenerational family living, consistent with the social objective of sustainable development set out in the NPPF.*

For these reasons, the proposal is considered to accord with the development plan and with the NPPF, and it is respectfully requested that planning permission be granted.