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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **EP** | | | | **Date:** | | **17/03/2023** | | **Manager:** | | **SK** | **Date:** | **20.03.23** |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 3/2023/0077 | | | | | | |  | | | |
| **Date Inspected:** | | | | N/A | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | EP | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Certificate of Lawfulness for the proposed conversion of the existing garage to office/gym for domestic purposes. | | | | | | | | | |
| **Site Address/Location:** | | | | | 44 Ludlow Road Clitheroe BB7 2RJ | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| **N/A** | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | **N/A** | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| No comments received. | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **2022/0879:** Retrospective planning application for 21 dwellings (approved subject to legal agreement)  **2020/0010:** Reserved matters application following outline planning permission 3/2017/0433 (approved with conditions)  **2017/0433:** Application for outline planning permission for up to 24 new dwellings and associated infrastructure (approved subject to legal agreement) | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The proposal relates to a detached dwelling, positioned on a new development within the defined settlement boundary of Clitheroe. The surrounding area is primarily residential and comprises numerous other detached and semi-detached dwellings. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The proposed development is for the conversion of a detached garage to a habitable room. The proposal involves the replacement of the existing garage door with a uPVC window. The new habitable space would accommodate a home office/gym with bathroom. | | | | | | | | | | | | | | |
| **Principle of Development:**  The application seeks to determine whether the proposed works fall under the realm of permitted development. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed use of the garage as a home office/gym would not constitute a material change of use and is considered ancillary to the use of the main dwelling. Given that the sole use will remain residential, planning consent is not required.  The proposal does not seek to make any major alterations to the appearance of the existing garage. The existing garage door will be replaced with a white uPVC window to match the host dwelling. It is considered that the proposed external change will integrate sufficiently into the street scene. The footprint and height will remain the same as the existing garage.  As such and for the above reasons, having regard to all material considerations and matters raised, the application is recommended for approval. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | That consent for a certificate of lawfulness be granted. | | | | | | | | | | | |