

Design and Access Statement

In Support of a Planning Application for

**Change of Use of garage to residential
dwelling**

**Mr & Mrs Carefoot
11 New Row Cottages
Clitheroe Road
Knowle Green
PR3 2YS**

Amount

This application is for the change of use of a domestic garage, study workshop and potting shed into a separate residential dwelling. The existing garage was granted permission in 2006 and completed in 2007 and has no historic importance.

Planning History

3/2006/00032	Demolition of existing out building and erection of detached garage with study over and separate workshop and potting shed - Approved
3/2009/00492	Fell Sycamore and replace with Silver Birch - Approved
3/2011/00694	Fell Dead Sycamore – Approved

Use

The existing garage has become redundant due to a change in the applicants circumstances. The applicants no longer keep boats at the site which the garage was designed for and the applicant has recently sold his business therefore the need for the office above the garage has become redundant.

The applicants are seeking to convert this building into a separate residential unit to provide modest living accommodation in line with the existing cottages on New Row.

Policy H16 of the Local Plan notes that ‘the building must be structurally sound and capable of conversion, without the need for extensive or major alterations which would adversely affect the character or appearance of the building’ and that the character and appearance of the building and its materials are appropriate to its surroundings and that the building is worthy of retention’.

As the building was completed to building regulations in 2007 no structural report has been submitted with the application. However if the Local Authority felt it was necessary for the determination of this application the applicant would be willing to have a survey done.

The appearance of the building was discussed during its original permission in 2006 and as discussed under appearance this has no changes to the original permission for the garage therefore it complies with H16 of the Local Plan.

Layout

The garage is within close proximity to the dwelling at 11 New Row and is not isolated. However due to the setting of the garage and the positioning of the windows if converted it will not cause any detrimental amenity issues such as overlooking onto principal elevations.

Once converted the barn will provide a 2 bed roomed unit. With a kitchen diner study and bathroom this in very modest accommodation but can be provided without having to extend the building.

Scale

The scale of the development will not alter in terms of size, bulk or mass from the existing garage. However the occupancy will increase as the building is converted from domestic garage into a residential dwelling. This will increase the efficiency of the site and turn a redundant building into one of value. The conversion will also ensure that the building is protected against dilapidation and provide a sustainable development.

Policy H15 of the Local Plan, notes that 'The conversion of appropriate buildings within settlements or which form part of already defined groups is acceptable' however this is providing that there would be no materially damaging effects on the landscape qualities of the area.

There is no definitive settlement boundary in Knowle Green however this application complies with this part of the policy as it already within a defined group of buildings.

Landscaping

No hard or soft landscaping will occur as part of this application and the new dwelling will benefit from the existing boundaries on site thus ensuring that the conversion of this building will have minimal impact.

In terms of visual impact on the surrounding area, the character and form of the existing building will be retained by retaining its original form and the use of existing access points into the site and as such will have very little visual change. The garden and parking areas will be well screened from public view, with only a small portion being visible from the highway and private track to the neighbouring farm.

Appearance

Policy H17 of the Local Plan discusses the finer points of the conversion of a building, noting that it must be of a high standard and in keeping with the local tradition, and it also notes that 'Too many doors and windows, the insertion of dormers, roof lights and chimneys and the alteration of roof trusses will devalue the character of traditional buildings and that of the surrounding environment'. However the appearance of the garage will remain as it is with the only changes being the addition of a front and back door to comply with building regulations. This has to be seen as a very minimal addition to the building and one which will not have any adverse effect on the character of the existing garage or surrounding area.

Access

Access to the proposed property can clearly be seen on the drawings to accompany the planning application this is an existing access which is adequate to serve additional low key traffic movements. The site will provide two parking spaces for the new property with adequate room on site for the turning and maneuvering of vehicles.

Summary

By converting the garage it will create a modest size dwelling which complies with current policy and given its design, size and location would not result in visual detriment to the surrounding area, nor would it adversely impact highway safety. The building is within a group of existing buildings, does not require any significant works both in its structure and window or door openings to allow its conversion therefore meets all the planning requirements.