

**Supporting Statement for planning application at 46 Bearwood Way,
Thornton Cleveleys, FY5 4FP**



Proposal Description

It is proposed to convert the existing integral garage into a habitable room to be used partly as a utility room accessible off the existing hallway and part as a home office/family workspace

The existing garage door will be part blocked up with a new window installed to match the existing ground floor lounge window and stone sill arrangement.

Planning History

46 Bearwood Way

02/00068/FUL – RESIDENTIAL DEVELOPMENT COMPRISING 82 DETACHED, SEMI-DETACHED AND MEWS DWELLINGS (ALTERED LAYOUT FOR EASTERN PART OF SITE) | LAND BOUNDED BY, HILLYLAID ROAD, AND HULME AVENUE, THORNTON CLEVELEYS, LANCS

The dwelling was erected as part of the 2002 application proposed development including the erection of 82 dwellings. Condition 9 on the original approval stated that:

“the proposed garages shall be retained solely for the housing of a private motor car, and at no time shall alterations be undertaken that would result in it being used for other purposes without the consent of the Local Planning Authority.”

Typically, the conversion of integral garages would be viewed as Permitted Development however due to the above condition, an application for planning permission must be submitted in this instance.

08/00004/PDE – Rear Conservatory

In 2008 a Permitted Development enquiry was submitted relating to the erection of a rear conservatory to the existing dwelling. It was deemed that permission was not required for the proposed development and a rear conservatory was subsequently erected.

Related applications

22/00825/FUL

This application is “pending consideration” despite a determination deadline date of **December 28th 2022**, and proposes the discharging of Condition 9 on the original planning application (02/00068/FUL) to allow for the conversion of the existing garage into habitable accommodation.

This appears to be a retrospective application as the works appear to already be complete.

It is felt that, regardless of the determination, this application does not directly impact our proposal as the garage conversion proposed affects a 5 bedroom, 3 storey property with only 1 off street parking space provided following the works.

05/00553/FUL – Conversion of garage to dining room (REFUSED)

The application for the conversion of the garage was refused for the following reason:

“The conversion of the garage to living accommodation and the removal of the landscaped garden area and its replacement with tarmac to provide the necessary off street parking spaces would adversely affect the character and appearance of the estate. As such the proposal would be contrary to Policy SP14 of the Wyre Borough Local Plan (July 1999), Policy CORE11 of the first deposit draft Wyre Borough Local Plan 2001-2016”

It is outlined that the reason for the refusal of this application does not directly impact the proposal at 46 Bearwood Way as there is no proposal to remove any landscaped areas to the front of the property to provide additional parking. The driveway has consisted of hardstanding for more than 15 years (see photo 1 below).



Photo 1: March 2009 (Google Street View)

03/0143/FUL – Conversion of existing integral garage into living accommodation (REFUSED)

This application was submitted in November 2003 and proposed the conversion of the existing integral garage into habitable space. The proposal would result in a lack of suitable parking for the dwelling and was therefore refused with the below reasoning:

1. The conversion of the garage to living accommodation would leave the property with only 1 off-street parking space and no potential to create an additional off-street car parking space. This could lead to on-street parking which would affect the free flow of traffic and safety of other road users (vehicles and pedestrians) on this narrow accessway. As such the proposal would be contrary to Policy SP14 of the Wyre Borough Local Plan and Supplementary Planning Guidance Note - House Extensions.

It is argued that, as above, the refusal of this application does not directly relate to this proposal as adequate off street parking is retained (2 spaces) for this 3 bedroom dwelling. See below (existing garage and parking provision for additional narrative)

Existing Garage and Parking Provision

The existing integral garage measures 4.76 x 2.74m at its widest points. These dimensions are below the current minimum standards required for garages. The width of the garage is further reduced where the external wall thickness increases midway into the garage and is reduced further by the internal soil pipe which is boxed in within the garage. The width of the garage at this point measures 2.31m which is viewed as inadequate for parking of a vehicle. In addition to this, the overall length of the current garage is only 4.76m however this is reduced further by the bulkhead forming the stair which reduces the length of usable garage space to only 3.86m. Again this falls short of the requirements for garage sizes.

It is therefore viewed that the existing garage is not suitable for the parking of vehicles. The owner has lived in the property since 2008. In this time the garage has never been used for the parking of vehicles. The existing garage is currently used to house white goods items (fridge, chest freezer, washer and dryer with some space retained for storage. To offset the removal of potential storage space within the garage, the client has erected a timber shed to the rear of the dwelling which is to be used for storage purposes.

Further to the above, the driveway to the front of the dwelling can comfortably house 2 vehicles. As established above, the hardstanding forming the driveway has been installed for approx. 15 years, therefore there is no proposal to remove any landscaped or green areas. The street scene and character of the development will not be affected by the proposal.

For a 3 bedroom property, 2 parking spaces is deemed to be suitable.