



Planning Statement

New Garage
At
26 School Lane
Peakdale

March 2026



Introduction

This planning application seeks planning consent for a new double garage at 26 School Road Peak Dale

Description of property

26 School Road comprises a 3 bedroom semi-detached house.

The property is constructed of cavity walls faced in dash render with a hipped roof covered with slate.

Proposal

Construct detached double garage for domestic use at the rear

Materials

Walls: Faced in dashed render to match existing house

Roof: covered with slate to match existing house

Rationale

The applicant wishes to convert the existing attached garage to an accessible bedroom with an accessible en-suite.

The proposed garage will be for private domestic use by the owner occupier.

There is existing vehicular access from the highway which is to be retained.