


Report to be read in conjunction with the Decision Notice.

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| Signed: | Officer: | LE | Date: | 17.12.2020 | Manager: | Date: |
| Site Notice displayed | N | Photos uploaded | Y | | | |

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| Application Ref: | 3/2020/0856 |  Ribble Valley Borough Council www.ribblevalley.gov.uk |
| Date Inspected: | | |
| Officer: | LE | |
| DELEGATED ITEM FILE REPORT: | | Decision REFUSE |

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| Development Description: | Conversion of existing garage to a habitable work space to carry out physiotherapy and use as a home gym |
| Site Address/Location: | 4 Meadow Croft, West Bradford |

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| CONSULTATIONS: | Parish/Town Council |
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Have concerns with regard to highway safety.

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| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| LCC Highways: | Lack of information on parking availability and times of appointments |

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| CONSULTATIONS: | Additional Representations. |
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2 objections have been received from near neighbours which raise concerns with regards to
 Increased traffic
 Strain on services
 Lack of parking, poor visibility and turning space within the cul-de-sac
 Unsuitable location for a business
 Concerns with regards to future intentions for the building

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Policy DS1: Development Strategy
 Policy DS2: Sustainable Development
 Policy DMG1: General Considerations
 Policy DMG2: Strategic Considerations
 Policy DMG3: Transport and Mobility
 Policy DMB1: Supporting Business Growth and The Local Economy

Relevant Planning History:

None

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The property is a detached house located on a cul-de-sac of 4 properties within a residential area in West Bradford.

Proposed Development for which consent is sought:

The proposal is for the change of use of a detached garage to form a home gym, utility area and space for 1:1 physiotherapy and pilates classes.

Principle of Development:

If the activity is at a level intensive enough to constitute a material change of use of the property then planning permission is required. The application involves converting a garage to a dedicated space for the business use and therefore is not considered ancillary.

Whilst policy DMB1 is supportive of business enterprise it must not conflict with other policies of the plan, in this case the main consideration being its location within a residential area and the requirements of policy DMG2 as well as the other material planning issues discussed below.

Residential Amenity:

The property is a detached dwelling located in a cul-de-sac of 4 properties accessed via Clitheroe Road. The dwellings are closely spaced and the application property has a garage located to the side, abutting the rear garden of the neighbour at Rose Cottage, Clitheroe Road.

The application form states that the business would operate roughly 10-15 hours per week but also goes on to say that this could be any hours between 1030 and 4 Tues – Fri and 10-12 on Saturdays which totals potential use for 24 hours per week.

Discussions have been had with the applicant, which have provided additional clarification and information.

A plan showing 4 spaces on the driveway and one that can be independently accessed by customers.

The applicant confirmed that she teaches online classes for 10-12 hours per week

She also does home visits for 2 half days a week

There will an average of 3-5 customers a day usually Tuesday – Saturday and working hours be no more than 2-3 hours for this part of the business.

Agreement that there will be no more than 5 customers attending the premises per day and there will be a 15-minute gap between.

Appointments will be 1:1 apart from in cases where a carer attends with the customer.

Agreement to keep a diary of customers which will not disclose personal information but will be available to view by the LPA as required.

Agreement to conditions restricting the operation to a personal planning consent and for a initial time limited period to allow the impact to be monitored.

It is considered that if operated as outlined above the proposed business use where customers visit the property will be at a low enough level to not cause nuisance and disturbance to surrounding residential properties. The primary use of the property will remain residential and a good portion of the applicant's business is online or carrying out home visits which would not require planning permission.

It is noted that an objector is concerned about the capacity of services such as electricity to cope but this would not be a reason to refuse planning permission, nor can speculation be made about future changes to the property which would be considered on its own merits.

Visual Amenity:

In terms of visual amenity, the proposal only involves minimal external alterations to convert the garage to a habitable space by removing the door and walling up the windows although the exact design of this has not been shown. These alterations without the associated change of use would be permitted development. However, as part of this planning application details should be submitted to ensure that the proposal would not detract from the appearance of the surrounding area.

Highways:

The highway engineer has asked for a plan showing driveway parking spaces, with 3 for the dwelling and one customer space that are independently accessed from Meadow Croft. Conditions to ensure appointments are 1:1 and with a 15-minute gap between appointments. They state that this information is provided satisfactorily that they would not raise an objection.

This information has now been provided and the applicant has explained that if customers are visiting that her car would be on the driveway so there would be no problem with a car parking behind it. A plan shows 4 spaces with only two in tandem.

As mentioned above the applicant has also agreed that appointments are 1:1 and to leave a 15 min gap between appointments.

Observations/Consideration of Matters Raised/Conclusion:

The specific circumstances of this particular business have been considered and it is felt that if operated by the applicant as described that it would not materially change the character of the residential area or cause unacceptable disturbance or highway safety implications.

Subject to conditions to control the level of use it is recommended accordingly.

RECOMMENDATION: To grant planning permission.