



JUDITH DOUGLAS TOWN PLANNING LIMITED

29 Castle View, Clitheroe, Lancs. BB7 2DT



Full Planning Permission for the change of use from dwelling to short-term let holiday accommodation for a temporary period of five years. Retrospective application.

Planning Statement

JDTPL 524



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**STATEMENT IN SUPPORT OF A FULL APPLICATION FOR THE CHANGE OF USE FROM DWELLING TO SHORT-TERM LET HOLIDAY ACCOMMODATION FOR A TEMPORARY PERIOD OF FIVE YEARS AT 29 CASTLE VIEW, CLITHEROE BB7 2DT.**

**1 INTRODUCTION**

- 1.1 This Planning Statement has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicant in support of a full planning application to change the use of the dwelling to short-term let holiday accommodation. No alterations to the property are proposed as part of the development.
- 1.2 This Statement describes the application site, the proposed development and assesses its merits against the relevant up-to-date policies of the development plan, the National Planning Policy Framework and all other relevant material considerations.
- 1.3 It demonstrates that the proposed development is in accordance with the relevant policies of the adopted Ribble Valley Core Strategy (2014) and also accords with Government policy and guidance as detailed within the National Planning Policy Framework (2023).
- 1.4 The Statement should be read in conjunction with the accompanying information:

Ordnance Survey Location Plan

Pre-existing and proposed site plan site plan AF.24.03.01

Existing and proposed site plan site plan AF.24.03.02

There are no alterations proposed to the property or internal layout.

**2.0 THE APPLICATION SITE AND SURROUNDING AREA**

- 2.1 The application site comprises and end of terrace two storey house, on the west side of Castle View in Clitheroe. The property stands on the corner of Castle View and Albemarle Street. The internal layout is on the ground floor an open plan lounge in the central part of the house with the front room being used as a ground floor bedroom. At the rear on the ground floor is a utility area off which is a shower room and w.c. A rear door give access to a small rear yard used for bin storage and access to an outdoor store. At the front is a small garden. The first floor comprises three bedrooms and a bathroom. The accommodation provides 3 double bedroom and a twin bedroom accommodating up to 8 people.

- 2.2 The rear yard is separated from the yard at the adjoining terraced house by the large single storey outrigger at 29 Castle Street. The rear yard at 29 Castle View is completely contained by a high stone wall.



1. Rear elevation of 29 Castle View from Albemarle Street

- 2.3 Vehicle parking is un-restricted on Castle View and Albemarle Street. There is a white line marking around the corner of the road see photograph page 1. There is sufficient space in front the house on Castle View to park one car and space along the gable of the house on Albemarle Street to park three cars. Castle View and Albemarle Street are sufficiently wide to allow cars to be parked on both sides of the street. See photographs 2 and 3.
- 2.4 The site is in a highly accessible location approximately 375m on foot from the train station and the bus interchange. Guests can easily access the accommodation by public transport. The site is also in walking distance along footways with street lighting of all the facilities that Clitheroe Town Centre offers including Booths supermarket at a distance of 340m.
- 2.5 The site is within the settlement boundary of Clitheroe and 50m from the Main Centre Boundary on the adopted proposals maps of the Housing and Economic Development, Development Plan Document. See figure 1. It is outside the Conservation Area. The building is not a listed building and there are none nearby. No alterations are required to facilitate the change of use therefore, no protected species/habitats would be harmed. The site has less than 25m garden and is below the threshold for consideration of biodiversity net gain.





2 Looking west along Albemarle Street 29 Castle View is on the right of the photograph.



3 Looking north along Castle View



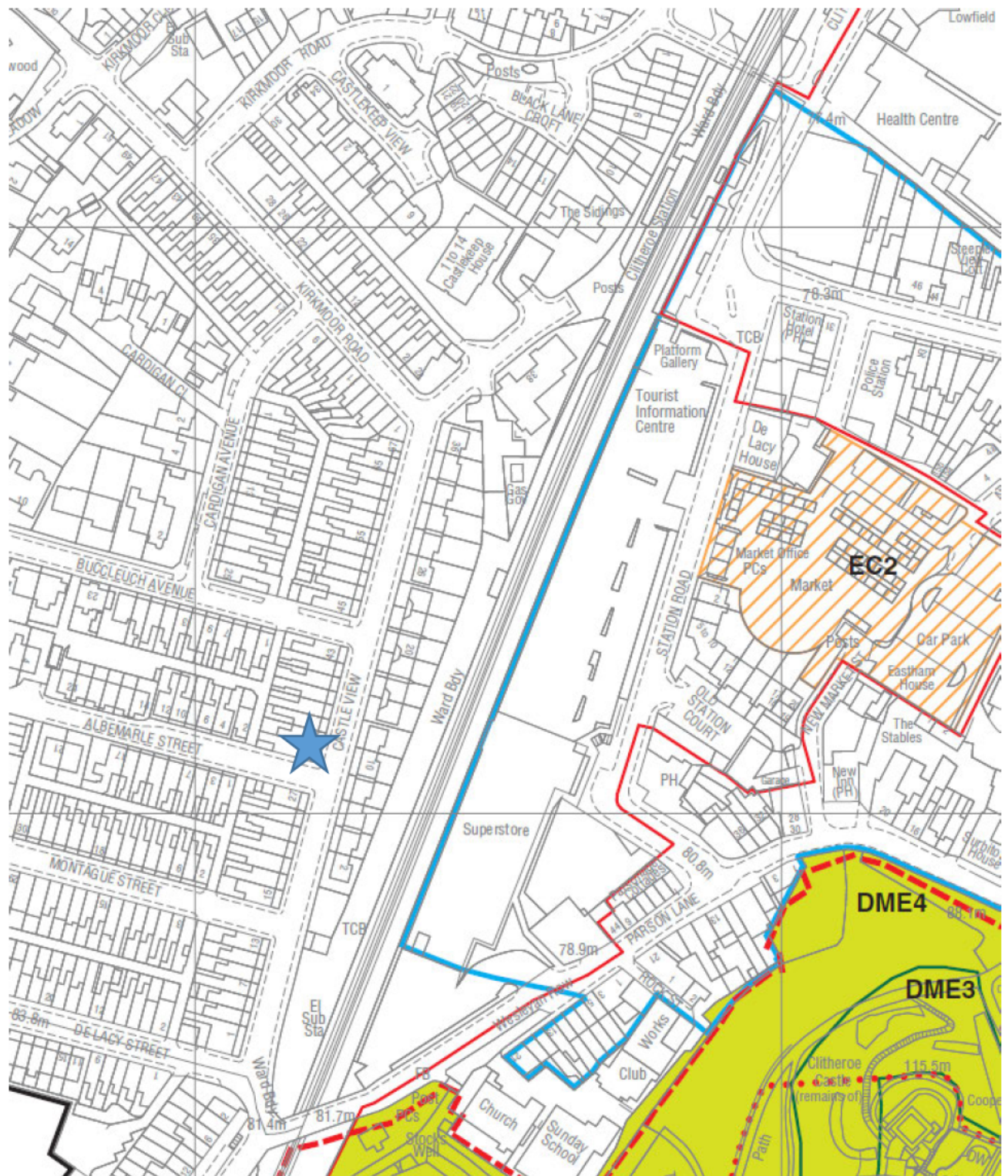


Figure 1 – HEDPD proposals map extract. Site denoted by blue star

### 3.0 SITE HISTORY

- 3.1 The Council's online planning register indicates that there have been no previous planning applications at the site.

### 4.0 THE PROPOSED DEVELOPMENT

- 4.1 It is proposed to change the use of the property from dwelling house within Use Class C3 of the Town and County Planning Use Classes Order 1987 (as amended) to short term let accommodation (sui generis use). The applicant wishes the change of use to be for a temporary period of five years. This provides flexibility to return to using the building as a dwelling in the future if circumstances change.

### 5.0 DEVELOPMENT PLAN POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan, unless material considerations indicate otherwise. In this case the relevant parts of the development plan comprise the Ribble Valley Core Strategy (2014) and the National Planning Policy Framework (2023).

- 5.2 The following policies of the Ribble Valley Core Strategy ('the Core Strategy') are relevant to the determination of this application:

- **Policy DS1** – outlines the Council's development strategy with regard to housing, employment, retail and leisure.
- **Policy DS2** – confirms that when considering development proposals, the Council will take a positive approach which reflects the presumption in favour of sustainable development. Wherever possible, it will aim to secure development that improves the economic, social and environmental conditions in the area.
- **Policy EC3** - encourages proposals which contribute to and strengthen the visitor economy of the Ribble Valley
- **Policy DMG1** - sets out various criteria to be considered in assessing planning applications, including the proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- **Policy DMG2** – confirms that new development should be in accordance with the Core Strategy development strategy and should support the spatial vision.

- **Policy DMG3-** Transport and Mobility states that the Council will take into account the availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development.
- **Policy DMB3** – confirms that planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the Borough.

- 5.3 The National Planning Policy Framework (2023) ('the Framework') sets out the Government's planning policies for England and how they should be applied. It requires local planning authorities to apply a presumption in favour of sustainable development which means, as paragraph 11c explains, that development which accords with an up-to-date development plan should be approved without delay.
- 5.4 In determining planning applications, paragraph 38 of the Framework expects local planning authorities to approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.5 Section 6 Building a strong, competitive economy of the Framework states *"Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and the wider opportunities for development"*.

## 6 PLANNING POLICY AND EVALUTION

### Principle of the development

- 6.1 *"The purpose of the planning system is to contribute to the achievement of sustainable development"* is the opening statement of section 2 of the Framework.
- 6.2 The three overarching objectives of sustainable development are:
- "a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future*



*generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

### Core Strategy

- 6.3 Core Strategy Key Statement EC3: Visitor Economy and Policy DMB3: Recreation and Tourism development are the main policies relevant to this application and are supportive of tourism development as it provides employment and contributes positively to the local economy. The supporting text to Policy EC3 acknowledges *“tourism plays an important role in the economy of Ribble Valley. The strength of the tourism economy in Ribble Valley reflects the attractive countryside, historic towns and villages and a range of visitor attractions such as Clitheroe Castle, Whalley Abbey and the Forest of Bowland Area of Outstanding Natural Beauty.”*
- 6.4 The Tourism Progress Update presented to the Economic Development Committee reported that *“An annual tourism economic impact survey is undertaken by Marketing Lancashire, the destination management organisation for the county. The resulting figures are always one year in arrears and the report for 2022 has just been released. A summary attached as Appendix 1, shows figures for volume in spend, employment numbers, and economic values, with comparisons to the three previous calendar years 2018 to 2022. There is also an indication of the recovery rate compared to pre pandemic figures. The estimated outputs in this report have been generated using the Scarborough Tourism Economic Activity Monitor (STEAM), owned, and operated by Global Tourism Solutions (UK) Ltd. Economic Plan. Whilst the figures are only ever an estimate, and quite likely an underestimate of true figures, the summary clearly illustrates a steady upward trend in the economic value of tourism, demonstrating a clear path of recovery from the pandemic period. The figures show that ‘staying visitor’ numbers have recovered to pre-pandemic figures with the economic impact of ‘staying visitors’ and total economic impact exceeding pre-pandemic figures.”*

The summary referred to includes the summary in figure 2 below. This highlights that £277 million pounds was generated within the local economy through visitor and tourism business expenditure.



## RIBBLE VALLEY'S VISITOR ECONOMY 2022

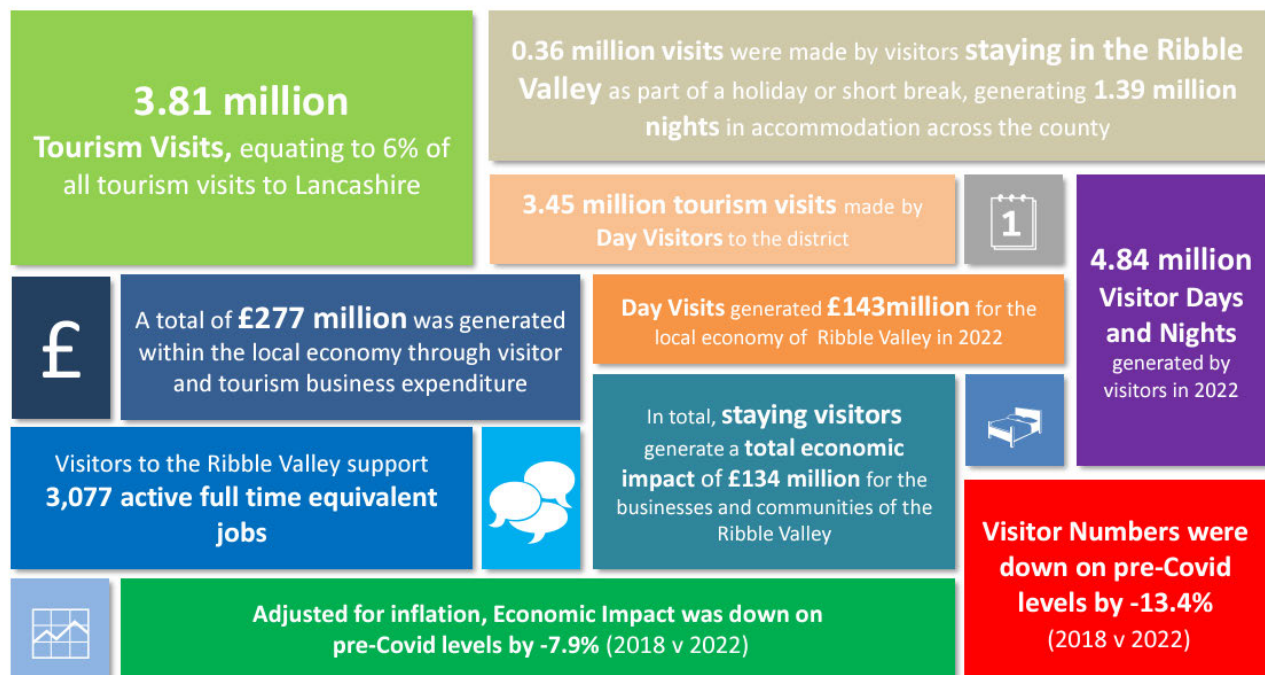


Figure 2 Extract from Ribble Valley STEAM

6.5 Policy EC3 encourages the visitor economy and supports the provision of new accommodation for visitors. Policy DMB3: Recreation and tourism development re-emphasises the general support for tourism and recreation development. It is also concerned with the location of tourism development, the impact of the design of the development, impact on the highway network, and impact on nature. It also requires the development not to conflict with other policies of the plan. Of relevance is policy DMG1: General considerations. This policy considers design, access, amenity and the environment. The most relevant to this application is amenity.

6.6 The main issues to be considered are the:

- The economic benefits of the development and contribution of the development to the local economy,
- impact on the amenities of neighbouring residents, and
- impact on highways and parking.

### Economic Benefits

6.7 The provision of short term let accommodation specifically supports the tourism economy of the Ribble Valley. The property is a short distance from local wedding venues including Holmes Mill and The Atrium Clitheroe Castle which are in the centre of Clitheroe as well as Eaves Hall, West Bradford 2.7 miles, Bashall Barn 2.2 miles, Whalley Abbey 4.3miles and Mitton Hall 3.8m. The property is currently being used for short term lets operating through the booking agencies

such as Booking.com. Of the 25 completed bookings 22 Oct 2023 to 20 Feb 2024, 18 were for one night stay, 3 for two nights stay, 2 for three nights stay, 1 four nights stay and 1 six nights stays. This indicates that the majority of lets were for one night which suggests these were to attend weddings. This indicates that the use of the accommodation supports the local economy through visitors attending weddings, holidaying in the area or staying for business reasons. See appendix - Bookings.

- 6.8 Key Statement EC1 is supportive of business and economic development. Policy DMB3 relates specifically to recreation and tourism development the aim of the policy being to support proposals that extend the range of tourism and visitor facilities in the Borough. As the site is in a main settlement and requires no alterations to the building it is compliant with DMB3 (2) and (3). The level of traffic associated with the use is not dissimilar to that of a dwelling so that there is no adverse impact on the highway network, nor will the proposed use generate significant additional traffic movements DMB3(4). The use is not likely to require any significant additional parking as compared to a residential use so parking requirements of DMB3(5) are satisfied. There are no negative impacts on ecology DMB3 (6). The proposal is fully compliant with policy DMB3.

#### Residential Amenity

- 6.9 The property can accommodate up to eight people in the four bedrooms. The layout of the property is as it would be if used as family home. The use of the ground floor front room as a bedroom has no amenity implications for the neighbouring house in terms of noise as a bedroom use is likely to be less intrusive than the use of this room as a lounge. The ground floor bedroom and access to a ground floor shower room and WC is particularly attractive to guests with impaired mobility.
- 6.10 The outdoor yard area at the rear of the property is too small to be used as a sitting out area. It is not provided with outdoor furniture. Should guests use this outdoor area any noise arising is unlikely to affect neighbours due to the high yard walls and the configuration of the properties. The yard is separated from the adjoining house 31 Castle View by the single storey outrigger at 29 Castle View. The yard is separated from the side of 2 Albemarle Street by the back street and the gable end of 2 Albemarle Street faces the rear of 29 Castle View.
- 6.11 The level of activity in and around the property whilst in use for short-term lets is not dissimilar to that of a residential dwelling. The bookings indicated that the majority of stays are at the weekend for one- or two-night stays. The property is rarely booked mid-week. Given that the booking information suggests that the property is not usually let mid-week, the overall the activity associated with the short-term let use is similar to that of a residential dwelling.

- 6.12 The proposal is compliant with the requirements of policy DMG1: General consideration in relation to amenity.

#### Highways and Parking

- 6.13 The application site is in a highly sustainable location close to public transport and in walking distance of local amenities and facilities. The property is on a corner plot with road-side parking for four vehicles. The booking information suggests that the property is popular with people attending weddings. It is likely that guests are family groups travelling together so that it is unlikely that guests would regularly arrive in four cars. As previously stated, the property is mostly occupied at weekends. Overall, the level of parking associated with the proposed use is similar that that of the use of the property as a dwelling. The proposal is compliant with the requirements of policy DMG1: General consideration in relation to access and parking.

## **7 CONCLUSION**

- 7.1 This Planning Statement has been prepared in support of a full planning application to change the use of the dwelling to short-term let holiday accommodation. No alterations to the property are proposed as part of the development.
- 7.2 It has been demonstrated that the principle of development is wholly compliant with the provisions of the National Planning Policy Framework and the adopted Ribble Valley Core Strategy with regard to the type and nature of the proposed use.
- 7.3 In addition, no environmental or technical matters have been identified which would weigh against the development. In light of all the issues detailed within this Statement, the presumption in favour of sustainable development should be applied and the application supported.

Appendix      Booking details. (Exempt information).