


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	07/05/2025	Manager:	LH	Date:	09/05/25
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Application Ref:	2025/0139			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	10/04/2025	Site Notice:	10/04/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed change of use of dwelling to holiday let. Building work to extend and renovate the house approved under 3/2024/0574 and 3/2024/0234 has commenced.
Site Address/Location:	23 Pendleton Road, Wiswell BB7 9DD.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections.
CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME4: Protecting Heritage Assets
Policy DMB3: Recreation and Tourism Development

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

2024/0574: Approval of details reserved by conditions 5 (SW drainage) and 7 (construction management plan) of planning permission 3/2024/0234. (approved with conditions).

2024/0234: Proposed demolition of garage and outbuilding. Construction of two-storey extension to side and single storey extension to rear. Creation of new window on side elevation and creation of new parking area. (approved with conditions).

2023/1026: Proposed demolition of garage and construction of two-storey extension to side and rear and single storey extension to rear. Alterations to existing window and door openings and creation of new parking area. (refused).

2023/0512: Demolition of existing single storey extension to rear and existing garage. Erection of new two storey extension to side and single storey extension to rear. Proposed new driveway and entrance gate (pursuant to variation of condition 2 (materials) from planning permission 3/2017/0889 to change the external wall finish from natural stone to white render.) (refused).

2019/0305: Application for a change of use from an annexe/building to a holiday let. Resubmission of planning application 3/2019/0199. (approved with conditions).

2017/0889: Demolition of existing single storey extension to rear and existing garage. Erection of new two storey extension to side and single storey extension to rear. Proposed new driveway and entrance gate. (Resubmission of 3/2016/0957 and 3/2017/0155) (approved with conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application property is located within the settlement of Wiswell and within Wiswell Conservation Area. The dwelling is one of a pair of semi-detached stone-built cottages that front Pendleton Road and are identified in the Wiswell Conservation Area Appraisal as 'Buildings of Townscape Merit' which indicates that they have been judged as making a positive contribution to the character and appearance of the conservation area.

Proposed Development for which consent is sought:

Consent is sought for the change of use of the existing residential property (C3) to holiday accommodation (Sui Generis). There are no external alterations proposed, and the application relates solely to the use. The holiday accommodation will be two-bedroomed which is consistent with the existing dwelling.

Principle of Development:

In relation to tourism development, Policy DMB3 stipulates that planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:

1. The proposal must not conflict with other policies of this plan;
2. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required core strategy adoption version 111 in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;
3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;
4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;
5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and
6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.

Wiswell is identified as a Tier 2 village in the RV Core Strategy as such policy DMG2 applies.

Policy DMG2 states that within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

- 1. The development should be essential to the local economy or social well-being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. The development is compatible with the enterprise zone designation*

The development is considered to satisfy criteria 4 in that it constitutes a small scale tourism development appropriate to a rural area.

Policy DMG3 seeks to support development proposals which are well related to the primary road network and can be accessed by sustainable transport modes. This is in line with one of the overarching objectives of the NPPF to encourage sustainable development and in turn reduce reliance on private motor vehicles. In this instance, the application property lies within a Tier 2 village where services and facilities are relatively limited, and so future users of the holiday accommodation would be largely dependent on a private motor vehicle, however this would be less intensive / harmful than the current use as a residential dwelling.

The proposal is therefore considered acceptable in principle subject to other material planning considerations.

Impact upon Character/appearance of Conservations Area/Visual Amenity:

The application dwelling is located within Wiswell Conservation Area and is recognised as a building of townscape merit in the relevant conservation area appraisal. As such, careful consideration must be given into the impact of the proposed development of the character of the area and dwelling itself.

Policy DMG1 of the Ribble Valley Core Strategy states that developemnt must

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the caber/English heritage building on context toolkit.*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

Furthermore, Policy DME4 states that *proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.*

There are no external alterations proposed in order to implement the change of use to holiday let. The parking and access from the highway are already established to serve the holiday let. As such, it is not considered that there would be any visual harm created resultant of the proposed change of use.

Impact Upon Residential Amenity:

Given the proposed development seeks a change of use from that of a C3 dwelling to that of holiday let accommodation, within close-proximity to existing residential receptors and within a predominantly residential area, due consideration must be given in respect of the potential for the proposal and associated activities to result in undue impacts upon the amenities of nearby residential occupiers.

The property will accommodate two bedrooms at first floor as well as ground floor living accommodation.

No details of occupancy levels have been provided in respect of the proposal, however such matters could not be reasonably limited nor enforced by way of the imposition of planning condition(s). It is accepted that the nature of the occupancy of the property, if utilised for holiday accommodation, is likely to possess a more irregular pattern of occupation than that of the property being occupied by a single family operating as a household. However, the upper level of occupancy would be at a relatively low level, with only two bedrooms.

It is accepted that to some degree the comings and goings associated with the proposed holiday let use may differ from that of the property being utilised as a C3 dwelling, however Pendleton Road is heavily residential and there is an existing level of pedestrian and vehicular traffic movement. In this respect, any comings and goings associated with the operation of the property as holiday accommodation is likely to be indiscernible with the level of activity commonly found within the area.

As such, notwithstanding the likely varied pattern of occupation of the property resultant from the change of use, it is not considered that there will be any significant quantifiable adverse effects on the living conditions of the occupiers of neighbouring properties with regard to noise and disturbance that would warrant the refusal to grant planning permission on these grounds.

Taking account of the above, the proposal raises no significant measurable conflict with Policy DMG1 of the Ribble Valley Core Strategy which seeks to protect existing residential amenity and ensure adequate levels of residential amenity for future occupiers of existing and proposed residential development(s).

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raise no objection subject to the imposition of conditions relating to the construction of the driveway. However, the construction of the driveway does not form part of this application, and these details are already approved. As such, there is no justification to impose this condition.

Landscape/Ecology:

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de minimis exception.

Other Matters:

Often, holiday accommodation of this nature is accompanied by restrictive conditions to limit the occupancy of the property. However, in this instance, given the existing dwelling could be lived in long-term either by the owner or a tenant, it is not considered there is justification or reason to limit the length of occupancy in this instance.

It is recognised that the submitted plans make reference to the building adjacent to the application property with consent 3/2019/0305 specifically being quoted. This consent was for the conversion of the adjacent building to holiday let. It is understood that this consent was never implemented, so the LPA considers that this application has expired.

Observations/Consideration of Matters Raised/Conclusion:	
As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.	
RECOMMENDATION:	
That planning consent be granted subject to the imposition of conditions.	