

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

DATE: 26 JUNE 2025

REF: BT

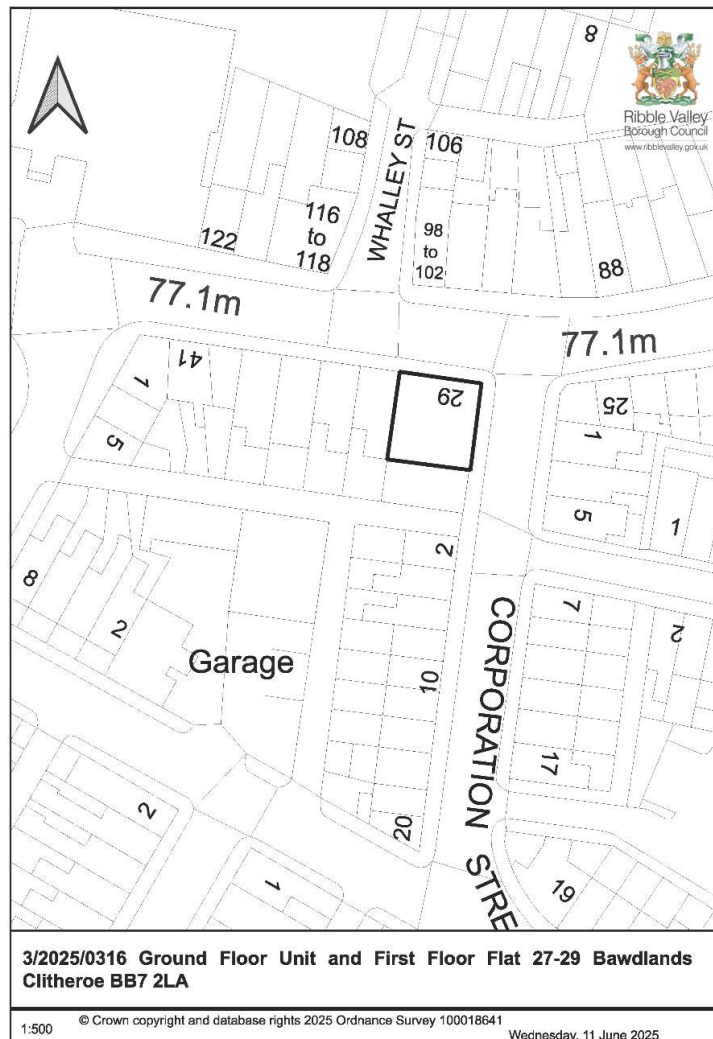
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APPLICATION REF: 3/2025/0316

GRID REF: SD 373869 441581

DEVELOPMENT DESCRIPTION:

PROPOSED CHANGE OF USE FROM USE CLASS E / C3 TO HOUSE IN MULTIPLE OCCUPATION WITH SIX ROOMS (USE CLASS C4). GROUND FLOOR UNIT AND FIRST FLOOR FLAT 27-29 BAWDLANDS, CLITHEROE, BB7 2LA



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

CLITHEROE TOWN COUNCIL:

Object to the application on the following grounds: over intensity of development, over occupancy, lack of parking provision/parking problems in the vicinity, impact on residential amenity and potential problems with siting of bins for waste disposal.

LANCASHIRE COUNTY COUNCIL HIGHWAYS:

No objections subject to conditions.

RVBC ENVIRONMENTAL HEALTH:

No objections subject to conditions.

ADDITIONAL REPRESENTATIONS:

Objections have been received from eleven households. The objections received are summarised as follows:

- Impact of the proposal upon neighbouring amenity
- Impact of the proposal upon highway safety namely that the proposal will lead to increased traffic in the area and exacerbate existing issues pertaining to on-street parking
- Concerns raised with respect to a lack of internal / external space for future occupants of the proposed development
- Concerns raised with respect to refuse arrangements to serve the proposed development with regards to internal storage space, manoeuvring refuse bins in and out of the application property and refuse bins being stored outside of the confines of the application property
- Concerns raised with respect to a lack of internal space to accommodate cycle storage
- Concerns raised with respect to the proposed loss of a commercial unit
- Concerns that the proposed development would lead to an increase in crime levels in the surrounding area
- Concerns with respect to controlling the number of occupants within the proposed HMO
- The application property would be better suited to a conversion for an alternative residential development I.E. a large family home, four flats or two family homes
- Comments in relation to works having been undertaken within the interior of the application building, namely that these works have been undertaken with a presumption of securing planning permission.

1. Introduction

- 1.1 In addition to the number of objections received, this application is also being brought to Committee because of a call-in request received from Councillor Bibby on the basis that the current application is linked to previous application 3/2024/0552 which was previously called into Committee before being subsequently refused and then dismissed under recent planning appeal ref: APP/T2350/W/24/3354200. Where appropriate this report will cross-reference to the Inspector's findings in the appeal decision, in particular whether or not the Inspector's concerns have been addressed.

2. Site Description and Surrounding Area

- 2.1 The application relates to a double width end terraced two storey property in Clitheroe known as No. 27-29 Bawdlands. The property comprises rendered elevations, UPVC doors and windows and a slated gabled roof. The application property occupies a corner plot location with its North-eastern and South-eastern elevations facing towards Bawdlands and Corporation Street respectively. The neighbouring residential property of No. 31 Bawdlands and commercial property known as The Workshop (currently in use as a martial arts centre) adjoin the Eastern and Southern sides of the property respectively. The application property is sited within the defined settlement area of Clitheroe within a predominantly residential area largely comprised of terraced properties with Clitheroe town centre lying within walking distance (approximately 10 mins) of the application site.

3. Proposed Development for which consent is sought

- 3.1 The ground and first floor components of the application property were last in use as Use Class E (commercial) and C3 (residential) respectively. Planning consent is sought for a change of use of the ground and first floor components of the property to a HMO (Houses In Multiple Occupation) with six bedrooms.
- 3.2 The current proposal shares similarities with the development proposed under previous planning application 3/2024/0552 considered by this Committee in September and October 2024 albeit with some changes to the proposed internal layout of the property along with a reduced number of bedrooms.
- 3.3 These changes are as follows:
- Minor reconfiguration of en-suite area in proposed room 1 (labelled as room 2 in application 3/2024/0552) at the ground floor level
 - Provision of home office space and store at the ground floor level (labelled as room 1 in application 3/2024/0552)
 - Provision of an extended kitchen and dining area at the ground floor level (labelled as kitchen / dining & room 3 in application 3/2024/0552)
 - Total provision of six bedrooms (as opposed to eight bedrooms proposed under application 3/2024/0552)

- 3.4 It is stated that each of the proposed rooms will solely be occupied on a single occupancy. The previous committee report advised that this is not something that could be controlled by condition, however the Inspector in the recently dismissed appeal for this property did suggest that occupancy could be controlled by condition. Successfully enforcing a restricted occupancy condition would be dependent on the applicant (owner) producing details of tenancy agreements and access to the property, on request, and would be reliant on the community being vigilant to any increases in occupancy. Whilst officers do have some reservations, it would be difficult to go against the Inspector's findings in this case, and conditions has been recommended accordingly.
- 3.5 The site has been vacant since December 2021. In the run up to application 3/2024/0552 being heard at Committee in September 2024, the Council was made aware of internal works that were being undertaken. The agent cited these as being stripping out work, getting rid of false ceilings, bathrooms and kitchen units to expose the original fabric of the building to assess if remedial structural works were required as the building has been empty and unheated for a number of years. During this period there had been a water leak at first floor level of number 27, causing significant water damage. It was conveyed that the work that was being undertaken at this time was to address the problems created by the building being vacant for so long and suffering from damp issues.
- 3.6 Further email exchanges from the agent and applicant subsequently advised that additional works were being / had been undertaken as follows:-
- Blocking up openings to the adjacent martial arts building. This was done as an urgent measure for fire safety. The openings had been poorly infilled from the martial arts building side with timber and plywood panels. The blockwork now provides the required fire separation between the two properties.
 - Fitting the timber stud frames in the ground floor of No .29 - replacing those that were removed
 - Fitting new floorboards to replace the existing at first floor level in No. 27 & No. 29
 - Fitting the timber stud frames at first floor level of No. 27 & No. 29 - replacing those that were removed
 - Fitting new ceiling joists at first floor level of No. 27 & No. 29 - replacing those that were removed
- 3.7 Whilst the works that were being / had been undertaken were not works requiring planning permission, the agent was advised that as they appeared to be works to facilitate a new use which did not have planning permission then any works undertaken would be done so at their own risk and the applicant was therefore advised to stop works until a permission had been secured.
- 3.8 Upon visiting the application property in June 2025, it was evident that the interior of the building had been fully constructed and fitted out in accordance with the existing plans submitted in support of this application. Notwithstanding this, the Council was informed by the applicant that use of the application property as a six bedroom HMO had not commenced to date and there was no evidence observed on site to suggest that the property had been or was being utilised as such. As such, no unauthorised change of use

of the application property is currently occurring and the application property (notwithstanding its current internal layout) remains in Class E / C3 use.

4. Relevant Planning History

3/2025/0014: Lawful Development Certificate for proposed reinstatement of previous use (Refused)

3/2024/0879: Proposed removal of existing shopfront and replacement with two windows. (Retrospective) installation of new ground floor door and window opening to side elevation (Approved)

3/2024/0552: Proposed change of use of ground floor unit (Use class E) and first floor flat (Use Class C3) to House in Multiple Occupation with up to eight rooms (Use Class Sui Generis) including removal of shop front and replacement with two ground floor windows and addition of new door and window to side elevation (Resolution by Committee to Refuse Planning Permission, dismissed on appeal)

3/2024/0269: Proposed change of use of ground floor unit (Use class E) and first floor flat (Use Class C3) to House in Multiple Occupation with up to eight residents (Use Class Sui Generis) including removal of shop front and replacement with two ground floor windows and addition of new door and window to side elevation. (Resolution by Committee to Refuse Planning Permission. Application Withdrawn)

3/2022/1080: Removal of condition 4 (operations) of planning permission 3/2020/0311 to allow nos. 27 and 29 Bawdlands to exist as separate units (Approved)

3/2020/0311: To develop workshop into a studio for martial arts classes and other health and fitness related activities. Resubmission of 3/2019/0200 (Approved)

3/2019/0200: To develop workshop (B1) into a studio (D2) for martial arts classes and other health and fitness related activities (Approved)

3/2013/0481: Proposed change of use of ground floor of 27 and 29 Bawdlands from commercial to residential use, to form one, two-bed unit of accommodation (Approved)

3/2013/0199: Proposed change of use of ground floor of 27-29 Bawdlands from a commercial to a residential use, to form one, two-bed unit of accommodation (Withdrawn)

5. Relevant Policies

Ribble Valley Core Strategy (Adopted Version)

Key Statement DS1: Development Strategy

Key Statement DS2: Sustainable Development

Key Statement EC1: Business And Employment Development

Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DMB1: Supporting Business Growth And The Local Economy

National Planning Policy Framework

6. Assessment of Proposed Development

6.1 Principle:

6.1.1 The proposal seeks consent for the creation of a six bedroom HMO through the conversion and change of use of an existing property within the settlement limits of Clitheroe. As such, consideration must be given in respect of the compatibility of the proposal with that of the locational and spatial aspirations for new residential housing growth within the Borough as embodied within the currently adopted development strategy.

6.1.2 In relation to matters regarding the locational and spatial aspirations for new housing within the Borough, both Key Statement DS1 and Policy DMG2 are primarily engaged for assessing the acceptability / suitability of the principle of residential development.

6.1.3 In this respect, with regards to the creation of new residential planning units within principal and Tier 1 settlements, Policy DMG2 (Strategic Considerations) states that:

Development should be in accordance with the core strategy development strategy and should support the spatial vision:

1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

6.1.4 In addition, Key Statement DS1 (Development Strategy) reads as follows:

The majority of new housing development will be:

- *concentrated within an identified strategic site located to the south of Clitheroe towards the A59; and the principal settlements of:*
- *Clitheroe;*
- *Longridge; and*
- *Whalley.*

6.1.5 In respect of the above policy considerations / criterion, the application site is located wholly within the defined settlement limits of Clitheroe (Principal Settlement). As such, the principle of the redevelopment of the site for residential purposes would fully align with the inherent criterion of Policy DMG2(1), particularly

insofar that it would represent development that it is closely related to the main built-up area of the settlement to which it relates.

- 6.1.6 With the proposed development further aligning with the aims and objectives of Key Statement DS1 insofar that it would result in residential development 'focused towards' and being within a designated Principal Settlement.
- 6.1.7 As such and taking account of the above matters, it is considered that the principle of the redevelopment of the site for residential purposes, notwithstanding other development management considerations, would be compliant with Key Statement DS1 and Policy DMG2 of the Ribble Valley Core Strategy.
- 6.1.8 The ground floor component of the application property previously accommodated a commercial use (Use Class E). As such, the proposal would result in the loss of floorspace with employment generating potential. Accordingly, consideration must be given to the aims, objectives and requirements of Key Statement EC1 and Policy DMB1.
- 6.1.9 In this respect Key Statement EC1 states that '*proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact upon the local economy*'.
- 6.1.10 Furthermore, Policy DMB1 states:

Proposals for the development, redevelopment or conversion of sites with employment generating potential in the plan area for alternative uses will be assessed with regard to the following criteria:

1. *The provisions of Policy DMG1, and*
2. *The compatibility of the proposal with other plan policies of the LDF, and*
3. *The environmental benefits to be gained by the community, and*
4. *The economic and social impact caused by loss of employment opportunities to the borough, and*
5. *Any attempts that have been made to secure an alternative employment generating use for the site (must be supported by evidence (such as property agents details including periods of marketing and response) that the property/ business has been marketed for business use for a minimum period of six months or information that demonstrates to the council's satisfaction that the current use is not viable for employment purposes.)*

- 6.1.11 Having regard to criteria point 3, the application property lies within a residential area therefore the proposed development would be broadly compatible with its immediate surroundings with respect to its use. In addition, it is understood that the application property has been vacant since December 2021 whereby the property had since deteriorated and was in need of repairs. As conveyed in section 3.5 – 3.8 of this report, the interior of the application property has since been subject to significant works of refurbishment which in turn has prevented further deterioration of the building. As such, utilisation of the refurbished property to

accommodate the proposed development would deliver an environmental benefit to the surrounding community.

- 6.1.12 Turning to criteria point 4, the application property is located outside of the Main Centre Boundary for Clitheroe and does not form part of the 'primary shopping frontage'. In addition, the previous business that utilised the property did not utilise all of the property's floorspace for commercial purposes in light of the first floor component of the property having always been in residential use.
- 6.1.13 Accordingly, the loss of commercial floorspace and the impacts on the economy would be negligible, particularly taking account of the small-scale nature of the commercial operation the application property previously accommodated or could accommodate.
- 6.1.14 In this respect the loss of an employment generating use of this size is extremely unlikely to yield significant impact to the local economy to the extent that this alone would endanger the support for the introduction of a sole residential use of the application property.
- 6.1.15 In respect of criterion 5, Policy DMB1 requires that the proposed development should also be assessed with regard to any attempts that have been made to secure an alternative employment generating use for the site. In cases / locations where the retention of commercial uses within a site is preferable, the policy requires the marketing of the site for business use for a minimum of 6 months in order to support / justify the potential loss of the employment generating use.
- 6.1.16 In this instance, the 'commercial' usage of the building is not considered to be of such a scale and quantum to warrant significant concerns in respect of loss. Furthermore, the redevelopment of an unused building that had been in a state of disrepair and would have otherwise fallen into further decline is considered to amount to a benefit that would outweigh any conflict(s) with Policy DMB1 in this respect. The introduction of a sole residential use to the application property is therefore considered to represent a benefit which outweighs the conflict with criterion 5 in this instance.
- 6.1.17 As such, taking account of the above matters, notwithstanding other development management considerations. The principle of the redevelopment of the application property for sole residential use raises no significant measurable direct conflict(s) with Key Statements EC1 or Policies DMB1 of the Ribble Valley Core Strategy that would warrant the refusal to grant planning permission in relation to matters regarding the loss of 'employment generating' floorspace.

6.2 Residential Amenity:

- 6.2.1 The application property is located within a predominantly residential area with the first floor component of the property benefiting from a residential use (currently vacant). The proposed conversion of the property to a HMO would intensify the existing residential use of the property however given the property's siting within

an existing residential area it is not anticipated that noise, disturbances and activity levels arising from the proposed change of use would exceed noise and activity levels emanating from the existing use of properties within the immediate vicinity. Furthermore, this conclusion was reached by the Planning Inspector as part of the assessment of recent planning appeal ref: APP/T2350/W/24/3354200.

- 6.2.2 The ground floor window opening serving proposed room 1 would interface with No. 1 and 3 Corporation Street at a distance of approximately 11 metres however the ground floor windows within No. 1 and 3 Corporation Street face directly into the existing street scene and as such are already susceptible to some loss of privacy. Similarly, the home office and dining room components of the proposal would be served by existing window openings which do not compromise the privacy of the neighbouring dwellings sited on the Northern side of Bawdlands. As such, the proposed development raises no concerns with regards to losses of privacy to neighbouring residents.
- 6.2.3 Concerns have been raised with respect to the amenity of future occupants of the proposed development. Analysis shows that all bedrooms within the proposed HMO would each be served by a minimum of one window opening (with some rooms being served by two windows, including the proposed home office space) therefore future users of these areas would receive an adequate provision of natural light and outlook.
- 6.2.4 Internal communal space for the HMO scheme proposed under previous application 3/2024/0552 was limited to the provision of a kitchen / dining room not served by any window openings. In addition, it was unclear as to how adequate ventilation was to be provided with for this space. Furthermore, issues pertaining to the absence of ventilation, seating and dining space within the kitchen / dining area proposed under previous application 3/2024/0552 were subsequently raised as concerns by the Planning Inspector under recent planning appeal ref: APP/T2350/W/24/3354200.
- 6.2.5 The current proposal seeks to enlarge the property's existing kitchen / dining room area through the removal of internal dividing walls to create an extended kitchen / dining room area. Following these alterations the extended kitchen / dining area would subsequently benefit from natural light and outlook through an existing ground floor window opening and would also comprise sufficient space for dining and for accommodating seating for relaxation purposes. Furthermore, whilst the issue of ventilation falls within the remit of building regulations, mechanical ventilation was nonetheless observed as being in place within the property's kitchen area during the case officer's site visit.
- 6.2.6 It is noted that reference was made to the absence of seating for relaxation purposes within the property's bedrooms by the Planning Inspector in recent planning appeal ref: APP/T2350/W/24/3354200 however soft chairs (coupled with desks) had been provided for each of the property's bedrooms during the case officer's site visit. Furthermore, analysis shows that the property's bedrooms could accommodate alternative / additional seating for relaxation if required.

- 6.2.7 Accordingly, it is considered that the development as proposed would sufficiently address the issues previously raised by members and the Planning Inspector with regards to the provision of natural light, outlook, space and ventilation within the HMO's kitchen / dining area and bedrooms.
- 6.2.8 Concerns have also been raised with respect to the lack of outdoor space for occupants of the development. Whilst it is acknowledged that the application property does not comprise any outdoor space, this is not uncommon in HMOs or flatted accommodation, particularly those in close proximity to town centres and public open spaces.
- 6.2.9 Having regard to internal living space, analysis shows that the proposed development would be compliant with national described space standards with respect to gross internal floor areas, storage and bedroom sizes.
- 6.2.10 Having further regard to the amenity of future occupants of the proposed development, it is noted that the rear elevation of the application property adjoins to a single storey commercial unit known as The Workshop (currently in use as a martial arts centre).
- 6.2.11 A noise sound insulation scheme has been provided in support of the application which details numerous measures for soundproofing the application property against noise impacts from the adjoining commercial property. The above scheme has been subject to review from RVBC Environmental Health who have deemed the proposed soundproofing measures to be acceptable.
- 6.2.12 Refuse storage would be located within the confines of the application property due to the absence of any external space serving the property which in turn has potential implications for future occupants of the proposed development with respect to odour emissions.
- 6.2.13 Notwithstanding the above concerns, the applicant has confirmed that the property's bin store area would be served by continuous background ventilation by means of mechanical ventilation through the installation of an extractor fan to the property's South-eastern elevation. This scheme of ventilation was previously proposed as part of application 3/2024/0552 and reviewed by RVBC Environmental Health who deemed the scheme of ventilation to be acceptable. Further details of the proposed mechanical extraction would be required and this has been secured through the imposition of a condition.
- 6.2.14 Taking account of all of the above, it is not considered that the proposed development would be unduly harmful to the amenity of any neighbouring residents or future occupants of the application property.

6.3 Visual Amenity:

- 6.3.1 Paragraph 135 (c) of the NPPF states:

'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting'.

6.3.2 In addition, Policy DMG1 of the Ribble Valley Core Strategy states:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'

6.3.3 In this instance, no external alterations are proposed as part of the development however the external alterations undertaken to the property as approved under application 3/2024/0879 (fitting of replacement doors and windows and re-rendering of the property's elevations) have nonetheless delivered a visual enhancement to the external appearance of the application property relative to its previously dilapidated appearance.

6.3.4 Accordingly, the proposed development raises no concerns with respect to its impact upon the visual amenities of the area. The proposal would therefore satisfy the requirements of Paragraph 135 (c) of the NPPF and Policy DMG1 of the Core Strategy.

6.4 Highways and Parking:

6.4.1 The proposed development would result in an intensified residential use of the application property which in turn carries potential implications with respect to increased occurrences of on-street vehicle parking within the vicinity of the application site.

6.4.2 Furthermore, numerous concerns have been raised through the application's public consultation process with respect to increased occurrences of on-street vehicle parking. Consequently, consideration must be given in respect of potential vehicular parking needs generated by the habitation of the property.

6.4.3 In this respect the application property is located within the defined settlement limits of Clitheroe, within close proximity to and outside of the defined 'Main Centre Boundary' of the settlement. As such the location of the property is afforded walkable access to a wide range of services and facilities in the town centre including access to a number of public transport options.

6.4.4 Accordingly, given the sustainable location of the proposal building, it is not considered that the proposal need bring forward dedicated vehicular parking provision to serve the occupiers of the application property given that future occupants of the proposed development would not be entirely reliant upon the use of private motor vehicles.

- 6.4.5 Furthermore, whilst it is acknowledged that the application property is currently vacant, the ground floor and first floor components of the application property benefit from a commercial and residential use respectively, which if retained and utilised in the future, could potentially give rise to occurrences of on-street parking that could easily exceed any occurrences of on-street parking arising from the proposed change of use of the property.
- 6.4.6 The proposed development has been subject to review from Lancashire County Council Highways who have raised no objections to the proposed change of use with respect to highway safety on the basis of the application property being sited within a sustainable location within close proximity to local facilities and bus routes.
- 6.4.7 As such, refusal of the proposed development on the basis of on-street vehicle parking implications is not considered to be justified in light of the property's sustainable location and the commercial and residential uses that could potentially be utilised in the future. Furthermore, this conclusion was reached by the Planning Inspector as part of the assessment of recent planning appeal ref: APP/T2350/W/24/3354200 which was for 8 bedrooms; this application proposes fewer bedrooms and so has a lesser impact.
- 6.4.8 The proposed HMO would provide secure cycle storage within a combined cycle and refuse storage area. A similar arrangement was proposed under previous application 3/2024/0552 however doubts were expressed by the Planning Inspector under recent planning appeal ref: APP/T2350/W/24/3354200 as to whether the property's cycle and refuse storage area comprised the necessary space to accommodate the level of cycle storage being proposed. In addition, similar concerns have subsequently been raised through the current application's public consultation process.
- 6.4.9 The current proposal seeks to provide a reduced scheme of secure cycle storage for six bicycles (instead of eight bicycles as was proposed under previous application 3/2024/0552) within a combined cycle and refuse storage area. Six vertical wall hung cycle storage brackets were observed as being in place during the case officer's site visit with subsequent photographic analysis showing that the property's cycle and refuse storage area could comfortably accommodate storage for six bicycles through the use of the installed wall brackets as proposed without impeding access to the property's refuse bins.
- 6.4.10 Lancashire County Council Highways have raised no objections with regards to the proposed cycle storage arrangement however their response advises for the use of individual pods to accommodate cycle storage. Notwithstanding this, the use of vertical wall hung cycle storage brackets is considered to be suitable for the nature of development proposed and it is not considered that this method of cycle storage would pose any significant issues with respect to access and manoeuvrability.
- 6.4.11 Accordingly, it is considered that the development as proposed would sufficiently address the recent concerns raised by the planning inspectorate and third party

concerns received under the current application with regards to the provision of secure cycle storage.

6.4.12 Subsequently, the proposal raises no significant measurable conflict(s) with Key Statement DMI2 or Policy DMG3 of the Core Strategy which seek to ensure the continued safe operation of the highways network and to ensure adequate pedestrian infrastructure, parking provision and sustainable methods of travel are brought forward to accommodate and serve existing and proposed development.

6.5 Landscape/Ecology:

6.5.1 The proposal involves the reconfiguration of the property's internal layout to accommodate an extended kitchen / dining area with no alterations proposed to the roof space of the property. As such the proposal does not necessitate the need for the submission of a protected species survey (bats) nor is it considered that the proposed development will result in any adverse impacts upon ecology, habitat, protected species or species of conservation concern. The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de minimis exception.

6.5.2 As such and taking account of the above, the proposal does not raise any significant measurable conflict(s) with Policies DME1, DME2 nor DME3 of the Ribble Valley Core Strategy which seek to protect against adverse impacts upon habitat, biodiversity, ecology or protected species and species of conservation concern.

6.6 Other Matters:

6.6.1 Concerns have been raised through the application's public consultation process with respect to refuse storage arrangements for the proposed development, namely with regards to internal storage space, manoeuvring refuse bins in and out of the application property and refuse bins being stored outside of the confines of the application property. Similar concerns were raised by third parties and members in relation to previous application 3/2024/0552 and also by the Planning Inspector within recent planning appeal ref: APP/T2350/W/24/3354200.

6.6.2 The proposed HMO would provide internal refuse storage for two 240L bins and two 140L bins within a combined cycle and refuse storage area. Two refuse bins were observed as being in place during the case officer's site visit and subsequent photographic analysis shows that the property's cycle and refuse storage area could comfortably accommodate two additional refuse bins as proposed without impeding access to the property's cycle storage racks.

6.6.3 With regards to the manoeuvring of refuse bins to and from the property, the original application submission proposed the use of a single piece portable ramp for navigating the steps on the South-eastern side of the application property however it was conveyed to the applicant that this could pose problems with

respect to the potential difficulties that a person on their own could face in having to lift the weight of a single ramp feature into place over the external steps.

- 6.6.4 An amended scheme has since been provided which proposes the use of three removable ramp pieces which would serve as infills between each of the property's individual steps to form a single ramped access for manoeuvring refuse bins in and out of the property. The three individual ramp pieces would comprise a bespoke timber based design with a non-slip finish which would span across the large majority of the step's width and these individual ramp pieces would be easier for a person on their own to manoeuvre into place compared with a heavier single ramp feature. As such, the proposed use of three removable ramp pieces is considered to offer a safe and practical solution for manoeuvring refuse bins to and from the application property.
- 6.6.5 It is noted that concerns have been raised with regards to refuse bins being stored outside of the confines of the application property therefore a condition is suggested which restricts the storage of refuse and recycling solely to within the confines of the application property, save for when it needs to be presented on bin collection day.
- 6.6.6 Consequently, it is considered that the development as proposed would sufficiently address the recent concerns raised by the Planning Inspector and third party concerns received under the current application with regards to refuse storage arrangements for the application property.
- 6.6.7 Further concerns have been raised in the form of assertions that the proposed use of the application property as a HMO would lead to an increase in crime levels in the area. Concerns about public safety, anti-social behaviour and safeguarding issues are a material planning consideration, although there is no specific planning policy or guidance on these matters.
- 6.6.8 National Planning Practice Guidance (NPPG) provides general guidance on promoting healthy and safe communities as referred to in section 8 of the NPPF including designing out crime and disorder having regard to Section 17 of the Crime and Disorder Act 1998 (as amended) which requires local authorities to do all they reasonably can to prevent crime and disorder. However, in the absence of any specific risks / evidence of risks identified, it is not considered that the proposal would be in conflict with the NPPG. Therefore, there are considered insufficient grounds to refuse the application on this basis.

7. Observations/Consideration of Matters Raised/Conclusion:

- 7.1 The proposed redevelopment of the application property solely for residential use would accord with Key Statement DS1 and Policy DMG2 of the Ribble Valley Core Strategy in relation to the locational and spatial aspirations for housing.
- 7.2 Furthermore, the proposed redevelopment raises no significant measurable direct conflict(s) with Key Statements EC1 or Policies DMB1 of the Core Strategy that would

warrant the refusal to grant planning permission in relation to matters regarding the potential loss of 'employment generating' floorspace. The principle of the proposed development is therefore secured.

7.3 Moreover, it is not considered that the proposed development would have any undue impacts upon neighbouring amenity, highway safety or upon the visual amenities of the area, and there are insufficient grounds to refuse the application based on third party concerns about an increase in crime levels.

7.4 As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDED: That planning consent be granted subject to the imposition of the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans received by the Local Planning Authority unless prohibited by any other condition.

- Block Location Plan Drawing No: 1749 - 101
- (Amended) Proposed Ground Floor Plan Drawing No: 1749 - 06 REV B (received 09.06.2025)
- Proposed Side Access Detail Drawing No: 1749 – 12 REV C (received 09.06.2025)
- Proposed First Floor Plan Drawing No: 1749 - 07
- Proposed Front Elevation Drawing No: 1749 - 08
- Proposed Side Elevation Drawing No: 1749 - 09
- Proposed Rear Elevation Drawing No: 1749 - 10

- General Design Statement April 2025
- Katana Planning: Planning Statement May 2025

REASON: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

3. The development hereby approved shall be carried out in complete accordance with the sound mitigation / attenuation measures detailed within the section titled: "Action Required to Comply with Approved Documents" of the submitted noise sound insulation scheme titled "Acoustic Insulation Assessment and Specification" dated 10 May 2024 and carried out by PD Construction Consultants. The approved sound mitigation/attenuation measures shall be installed in strict accordance with

the approved details prior to the use hereby approved first becoming operative and thereafter retained.

REASON: In order that the Local Planning Authority may ensure that the activities associated with the proposal are appropriate to the locality and to protect the residential amenities of nearby residents / occupiers.

4. Refuse storage for the development hereby approved shall be provided in accordance with the details as shown on (Amended) Proposed Ground Floor Plan Drawing No: 1749 – 06 REV B (received 09.06.2025) prior to the use hereby approved first becoming operative and thereafter retained. All refuse and recycling bins shall be stored within the confines of the application property at all times, save for when they need to be presented on the street on bin collection day(s).

REASON: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interests of public safety.

5. Cycle storage for the development hereby approved shall be provided and retained in accordance with the details as shown on (Amended) Proposed Ground Floor Plan Drawing No: 1749 - 06 REV B (received 09.06.2025) prior to the use hereby approved first becoming operative and thereafter retained.

REASON: To allow for the promotion of sustainable forms of transport and aid social inclusion.

6. Details of the proposed mechanical extraction to serve the property's cycle / bin store area shall be submitted to and approved in writing by the Local Planning Authority prior to the use hereby approved first becoming operative and thereafter retained. The development shall be carried out in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and that any externally mounted equipment is not of detriment to the residential amenities of nearby occupiers or visual amenities of the area.

7. The house in multiple occupation hereby approved shall have no more than six bedrooms as marked on approved plan (Amended) Proposed Ground Floor Plan Drawing No: 1749 - 06 REV B (received 09.06.2025), with each bedroom occupied as single rooms only.

The areas hereby approved as kitchen / dining and home office spaces shall not be laid out with bed-space provision.

REASON: Occupation above that listed above would result in overly intensive use of the property to the detriment of the amenity of future occupiers and nearby neighbours as well as the character and function of the immediate area.

8. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any subsequent re-enactment, the approved use shall only be used as a small house in multiple occupation (Use Class C4) for up to six occupants.

REASON: To clarify the permitted use of the property. Occupation above that listed above would result in overly intensive use of the property to the detriment of the amenity of future occupiers and nearby neighbours as well as the character and function of the immediate area.

BACKGROUND PAPERS

[Planning Application - Ribble Valley Borough Council](#)