


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	30/07/2025	Manager:	LH	Date:	31/7/25
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Application Ref:	3/2025/0365			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	08/07/2025	Site Notice:	N/A	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				REFUSAL

Development Description:	Proposed change of use of existing summer house in rear garden to dog grooming parlour.
Site Address/Location:	2 Willows Park Lane Longridge PR3 3HJ

CONSULTATIONS:	Parish/Town Council
Longridge Town Council have requested that the Environmental Health Officer reviews the application and imposes restrictions on the number of dogs and opening hours. Concerns are also raised regarding parking as the area is residential.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to the development being in accordance with the submitted operating statement.
RVBC Environmental Health Officer:	No objection subject to conditions regarding noise levels, opening hours and drainage of water from the dog wash.
CONSULTATIONS:	Additional Representations.

Two letters of objection were received raising the following concerns:

- Unsuitable site for commercial development in this residential area
- Increase in on street parking on dangerous curve in road
- The neighbour properties are empty and future occupiers would not have opportunity to comment
- Concerns regarding disposal of dog hair and clogging of drains
- The owner already has 4-5 dogs and proposal has potential for further noise pollution

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Adopted Longridge Neighbourhood Development Plan:

Policy LNDP3: Longridge Design Principles

<p>Relevant Planning History:</p> <p>No recent planning history.</p>
<p>ASSESSMENT OF PROPOSED DEVELOPMENT:</p> <p>Site Description and Surrounding Area:</p> <p>The application relates to a semi-detached bungalow located within the settlement of Longridge. The surrounding area is predominately residential in nature and is typified of similar detached and semi-detached properties with Longridge Civic Hall and Community Gym being sited to the West of the site.</p> <p>The site is also located within the adopted Longridge Neighbourhood Plan Area.</p> <p>Proposed Development for which consent is sought:</p> <p>The application seeks planning permission for the change of use of a summer house to a dog grooming salon. The summer house is already set up for such use and the applicant advised when the Planning Officer undertook the site visit that it is being used for the applicant's personal dogs.</p> <p>The operating hours proposed are Monday – Saturday 9am-7pm and closed on Sundays.</p> <p>Impact Upon Residential Amenity:</p> <p>Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:</p> <ol style="list-style-type: none"> <i>‘1. not adversely affect the amenities of the surrounding area.</i> <i>2. provide adequate day lighting and privacy distances.</i> <i>3. have regard to public safety and secured by design principles.</i> <i>4. consider air quality and mitigate adverse impacts where possible’</i> <p>Policy LNDP3 of the Longridge Neighbourhood Plan also states that proposals should:</p> <p><i>“Have no significant adverse impact on residential amenity for existing and future resident” or</i></p> <p><i>“Do not contribute to, or suffer from, adverse impacts arising from noise”.</i></p> <p>The application dwelling has an adjoining neighbouring property known as No. 4 Willows Park Lane to the North-West of the application site and No. 17 Eden Gardens located to the South-East.</p> <p>A noise assessment has been submitted with the application which states that there may be some noise from dogs barking. However, this would be controlled and if a dog is particularly noisy, the appointment would be cancelled and the owner would not be able to re-book. In addition, the dryer used would be no louder than a normal hairdryer and could not be heard when the doors of the salon are shut.</p> <p>The Environmental Health Officer has been consulted on the scheme and they have suggested a number of conditions, which include that the premises must be designed so to ensure that associated noise is controlled, to be inaudible inside any neighbouring residential premises within the vicinity and the exterior noise levels shall not exceed +3dB above LA 90 5min background when measured from any neighbouring</p>

outdoor area. Other conditions include that opening hours shall be restricted to those on the application and that wastewater from the dog wash shall be drained to the foul sewerage system to reduce odour.

The applicant has not undertaken a full noise assessment to assess the potential noise levels at the site. As such in the absence of this information, the LPA are not able to be satisfied that the noise levels requested in the condition by the Environmental Health Officer could be met. Without a sufficient noise assessment to indicate the levels of noise expected to be created and methods for mitigating any impact, the application fails to accord with Policy DMG1 of the Ribble Valley Core Strategy and Policy LNDP3 of the adopted Longridge Neighbourhood Plan.

Visual Amenity/External Appearance:

Policy DMG1 of the Ribble Valley Core Strategy states that development must '*not adversely affect the amenities of the surrounding area*' and '*consider the density, layout and relationship between buildings, which is of major importance*'.

Policy DMH5 also states that:

'Proposals to extend or alter existing residential properties must accord with policy dmg1 and any relevant designations within which the site is located'.

Policy LNDP3 of the adopted Longridge Neighbourhood Plan also states that:

'All new development proposals will only be supported when they are of good design that responds positively to the local character and distinctiveness of the surroundings'. This Policy states that proposals should:

- "a) Conserve and enhance the locally distinctive built, historic and natural environment;*
- b) Are designed to take account of site characteristics and surroundings, including:*
 - i. Layout – the predominantly green appearance of the area to be maintained with appropriate green space and planting of trees and shrubs;*
 - ii. Siting;*
 - iii. Scale;*
 - iv. Height;*
 - v. Proportions and massing;*
 - vi. Fuel efficiency;*
 - vii. Architectural detailing;*
 - viii. Landscaping;*
 - ix. Materials;".*

The development is for the change of use only and proposes no elevational changes to the existing summer house which is located in the rear garden and not highly visible from any public views. As such, from a visual amenity/external appearance point of view, the development accords with the above Policies.

Highways and Parking:

Policy DMG1 of the Ribble Valley Core Strategy stipulates that development must

- 1. Consider the potential traffic and car parking implications.*
- 2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated*
- 3. Consider the protection and enhancement of public rights of way and access*

The Local Highway Authority (LHA) have been consulted on the application and are aware that the site access will remain unaltered following the proposal. They note that the site has limited off street parking provisions however notwithstanding the concerns raised by the neighbours regarding on-street parking, the LHA

consider that the surrounding network has unrestricted on-street parking facilities and the applicant has confirmed that the business would operate on an appointment-only basis, with one client attending at a time and a 30-minute crossover period between clients. As such, only one client vehicle is expected to make use of on-street parking briefly during drop-off and pick-up times. They also note that the majority of the surrounding dwellings also benefit from off-street parking provisions, and the area has good pedestrian provisions. As such, the effect of the development on the operation of the local highway network would be negligible.

The LHA recommended the development is implemented in accordance with the operating statement and secured by way of condition however this would not meet the tests as the information within the operating statement is not enforceable. Nonetheless, the LHA have confirmed by email that they would not object to the development on the basis that the condition could not be added to any grant of permission.

As such, the proposal accords with Policy DMG1 of the Ribble Valley Core Strategy.

Landscape/Ecology:

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a retrospective application with no new built form proposed.

Other Matters:

Concerns have been raised that some of the adjacent properties are currently unoccupied and future neighbours would not have the opportunity to comment on the application. Whilst this is noted, the Council do not have control over when a planning application is submitted and adjoining neighbours have been notified of the planning application. Additionally, the LPA is required to assess to impact on residential amenity irrespective of whether objections are received.

Concerns have also been raised from a neighbour regarding the potential for blocked drains, however it is considered that this could have been dealt with by way of a drainage condition, had permission been granted.

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 refusal.

RECOMMENDATION:

That planning consent be refused for the following reason(s).

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| 01: | Insufficient information is provided within the application for the Council to fully consider the impact on the amenity of nearby residential receptors, by way of excessive noise, contrary to Policy DMG1 of the Ribble Valley Core Strategy and Policy LNDP3 of the adopted Longridge Neighbourhood Development Plan. |
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