


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	24/09/2025	Manager:	LH	Date:	24/9/25
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Application Ref:	3/2025/0394			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	31/07/2025	Site Notice:	31/07/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Part retrospective planning permission for proposed conversion of existing single residential flat above commercial unit into two separate flats. External alterations to include insertion of new and replacement existing side-facing windows, insertion of rooflight, alterations to existing shop front to include insertion of door and windows to ground floor front elevation and replacement of side door.
Site Address/Location:	19 and 21 Berry Lane, Longridge, PR3 3JA

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	Concerns raised regarding the proposed gates to the side street which are outside of the red line boundary and would likely result in an obstruction of the highway.
RVBC Environmental Health Officer:	No objection subject to conditions relating to the submission of a sound insulation scheme, control of odour from food premises, construction noise deliveries and site preparation and construction phase control of noise/dust/fumes/vibration
RVBC Countryside Officer:	No indication of use by bats were present during the survey, either internally or externally.

CONSULTATIONS:	Additional Representations.
No representations received in relation to the proposed development.	

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 DME2: Landscape or Townscape Protection Policy DME3: Site and Species Protection and Conservation Policy DME4: Protecting Heritage Assets

Planning (Listed Buildings and Conservation Areas) Act

National Planning Policy Framework (NPPF)

Longridge Conservation Area Appraisal

Adopted Longridge Neighbourhood Development Plan

Relevant Planning History:

3/2023/0978

Proposed alterations to front elevations and creation of new access to first floor flat.
Approved with Conditions

3/2001/0326

Erection of illuminated replacement signs
Approved with Conditions

3/1998/0678

Extension to form four-bedroom house and alterations to rear
Approved with Conditions

3/1997/0166

Extension to form 2no. new flats and alterations to rear
Approved with Conditions

3/1993/0677

Extension to form lounge and garage areas (resubmission)
Approved with Conditions

3/1993/0332

New single storey extension to form lounge, garage, and ancillary rooms
Withdrawn

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a two-storey detached property at no. 19 and 21 Berry Lane located within the town centre of Longridge and the designated Longridge Conservation Area. No.19 Berry Lane comprises an existing ground floor commercial premises, which are currently vacant but were previously occupied as a tanning salon. When the Planning Officer visited the site, it was noted that the works granted under planning ref: 3/2023/0978 to the shop frontage had been part implemented. No.21 Berry Lane consists of a first-floor residential unit, currently access via the north-western gable elevation of the property. The surrounding area is characterised by a mixture of both commercial and residential properties.

Proposed Development for which consent is sought:

Consent is sought for a number of works, including the sub-division of the existing first floor residential unit, into two 1 no. bedroom units, as well as external alterations, which include, the reduction in size of one of the ground floor front windows when compared to the extant permission, the replacement and insertion of new side facing windows, the insertion of an additional rooflight to the front roof slope and the replacement of the side door.

The existing access to the first-floor flat would also be relocated from the north-western facing side elevation to the south-eastern elevation which faces onto Dunderdale Street.

In regard to materiality, the proposed works would be anthracite grey aluminium heritage windows and composite/ uPVC doors. In addition, the walls would be finished in a natural stone with new stone jambs and mullions to match the existing. The drawings have also been amended to demonstrate that the rooflight would be conservation style.

The proposal previously included also the erection of entrance gates to the side of the property at Dunderdale Street, however following concerns raised on highways and design grounds, these have since been removed from the scheme.

Principle of Development:

The proposal would result in an additional residential unit created.

When considering the principle of a new residential dwelling, Key Statement DS1 states that:

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.*

In addition to the strategic site at Standen and the Borough's principal settlements, development will be focused towards the Tier 1 Villages, which are the more sustainable of the 32 defined settlements:

- *Barrow*
- *Billington*
- *Chatburn*
- *Gisburn*
- *Langho*
- *Mellor*
- *Mellor Brook*
- *Read & Simonstone*
- *Wilpshire*

Policy DMG3 also states that:

In making decisions on development proposals the local planning authority will, in addition to assessing proposals within the context of the development strategy, attach considerable weight to: the availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development –

1. the relationship of the site to the primary route network and the strategic road network.

2. the provision made for access to the development by pedestrian, cyclists and those with reduced mobility.

3. proposals which promote development within existing developed areas or extensions to them at locations which are highly accessible by means other than the private car.

In addition, Policy DMG2 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.*

In respect of the above policy considerations/criterion, the application site is located wholly within the defined settlement limits of Longridge, a principal settlement. As such, in terms of assessment against Key Statement DS1 of the Core Strategy, the principle of a new dwelling in this location would align with the aims of the Key Statement, directing residential development towards the built-up settlements.

As such, the proposed complies with the criteria outlined in Key Statement DS1 and Policy DMG2 of the Ribble Valley Core Strategy.

A further assessment of the quality of accommodation will be assessed below.

In addition, the application property is also situated within the Longridge Conservation Area, and as such, consideration will also be given towards the effect of the proposal on the historic character of both the host dwelling and the surrounding area.

Impact on Residential Amenity

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

- '1. not adversely affect the amenities of the surrounding area.*
- 2. provide adequate day lighting and privacy distances.*
- 3. have regard to public safety and secured by design principles.*
- 4. consider air quality and mitigate adverse impacts where possible'*

Policy LNDP3 of the adopted Longridge Neighbourhood Plan also states that proposals should have no significant adverse impact on residential amenity for existing and future residents.

Neighbour amenity

With regards to the external alterations to the building, as these would relate to an existing commercial premises and a minor alteration to the access of an existing first floor residential flat, it is not considered that the proposal would result in any significant or measurable harm upon the amenity of any nearby residents. The insertion of an additional rooflight to the front roof slope would also not likely result in any additional adverse overlooking when compared to the existing.

The Environmental Health Officer recommends a condition to restrict the construction phase times of operation to ensure there would be no harm to the amenity of neighbouring residential properties.

Future occupiers' amenity

Policy LNDP3 of the Longridge Neighbourhood Plan states that the proposed development should not adversely impact the amenity of future residents, and this is reinforced by Policy DMG1 of the Core Strategy. The proposed residential units would each have 1 no. bedroom, split over 2 no. floors. Whilst the larger unit on the eastern side of the building would meet the space Technical Housing Standards – nationally described space standard, the smaller unit would be approximately 8sqm metres below the minimum standards. However, the bedroom size would meet the minimum size requirements for a single unit. In addition, whilst it is regrettable that the bedroom would only have a rooflight, it is not uncommon for bedrooms in attic space to have only a rooflight to provide natural light. The other habitable rooms would have a window to provide natural light and on balance, the quality of accommodation proposed, would be acceptable and would not result in such a level of poor-quality accommodation that would adversely affect the amenities of future occupiers.

With regards to potential noise impact, the Environmental Health Officer considers that a scheme for the sound insulation between the proposed residential properties should be secured by way of planning condition to demonstrate that there is sufficient acoustic insulation to ensure internally generated noise from neighbouring properties will not impact those in the adjoining premises.

The agent has confirmed that the works have been undertaken already between the two residential properties and the residential and commercial premises. Notwithstanding this, given there is already an existing residential unit at first and second floor level, there is no greater harm by way of noise levels than the existing and it would not be reasonable to include the sound insulation condition.

They also consider that the flat would be the agent of change introducing residential properties next to a potentially odorous and noisy ventilation extract from the food business below and next door. They consider that prior to the first use, a detailed ventilation Scheme and Risk Assessment (which will have regard to the requirements set out in the EMAQ Guidance 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' or any subsequent document) for the control of external odour control shall be secured by way of planning condition.

It should be noted that the use of the building below is not used as a restaurant and appears to have been used as a tanning studio for some time. In addition, whilst there is a food premises next door, the use of this part of the building is already residential and as such, would increase the vulnerability of the use. As such, this condition is not considered to be reasonable.

Impact upon Character/appearance of Conservations Area (Where Applicable):

The proposal site is situated within the Longridge Conservation Area. With reference to making decisions on application for development in Conservation Areas, Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that:

"... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

This guidance is reiterated in Key Statement EN5 of the Ribble Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance, and significance of all Conservation Areas.

Furthermore, Policy DME4 of the Ribble Valley Core Strategy states that '*proposals within, or affecting views into or out of, or affecting the setting of a Conservation Area will be required to conserve and where appropriate enhance its character and appearance*'.

With regards to the proposed alterations to the building, it should be noted that planning permission has already been granted for very similar window sizes/designs and as such, there would not likely be any objection to the small decrease in the ground floor eastern front window to the commercial unit. The

Longridge Conservation Area comprises a number of window designs and colours and as such, the alterations to the windows to the front and side elevations would not deviate significantly from the townscape character. The agent has confirmed that the windows would now be aluminium rather than uPVC and would be heritage windows which is considered to be acceptable.

In addition, there is no objection to 1 no. additional rooflight to the front roof slope which the agent has confirmed would be a conservation style window.

The proposed external alterations to the building are considered to have a neutral impact on the character, appearance and special interest of the Longridge Conservation Area. As such, the proposed scheme satisfies the requirements of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

Highways and Parking:

Ribble Valley Core Strategy Policy DMG3 states that:

'All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards'.

In addition, Policy DMG1 states that all 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'.*

The Local Highway Authority (LHA) have been consulted on the application and have since removed their objection to the development on highway safety grounds following the removal of the entrance gates on Dunderdale Street.

The LHA are aware that the site has no vehicular access and does not provide any off-street car parking facilities. The existing residential unit is 2 bedrooms and would usually require two off street parking spaces. They state that whilst they would normally require a one bed dwelling to provide one car parking space to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, the LHA will accept the shortfall in parking. This is because the proposed dwellings have no increase in parking requirements that what already exists, given that the existing two-bedroom dwelling will be split into two, one-bedroom flats. In addition, the development is also located in the centre of Longridge, where key local amenities can be found within walking distance and the occupant of the proposed dwellings can take advantage of sustainable transport modes such as local bus services which are again located a short walking distance from the site. There is also a comprehensive package of Transport Regulation Orders along Berry Lane which should prevent inappropriate parking. The bays along the road have limited waiting times, allowing for vehicles to park along the public highway for one hour during 9am-6pm Monday-Saturday.

They recommend the addition of a condition, requiring the submission of a Construction Management Plan or Statement in the interest of highway safety. The agent has confirmed that the majority of the works have already been undertaken and as such, it is not therefore considered appropriate to include a Construction Management Plan condition, given that the works are now retrospective.

Taking their comments into consideration, subject to the above condition, the proposal is considered to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Landscape/Ecology:

No ecological constraints have been identified in relation to the proposed development. A bat survey has been submitted and the Countryside Officer is satisfied with the findings of the bat survey that no indications of use by bats were present during the survey, either internally, or externally.

The proposed development would impact on less than 25sqm of onsite habitat and is therefore exempt from the need to provide the mandatory 10% Biodiversity Net Gain.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development would not result in any significantly detrimental impact upon the historic character or visual amenities of the designated Longridge Conservation Area, and no measurable harm is anticipated in relation to nearby residential amenities.

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

RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.
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