

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	29/7/25	Manager:	LH	Date:	29/7/25
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Application Ref:	3/2025/0432				 Ribble Valley Borough Council www.ribblevalley.gov.uk			
Date Inspected:	21/10/22	Site Notice:		~				
Officer:	BT							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Regularisation of change of use of first-floor above hairdressing salon to self-contained flat and regularisation of amendments to approved design of shop front at ground floor.
Site Address/Location:	9 Birtwistle Terrace, Whalley Road, Langho, BB6 8BT.

CONSULTATIONS:	Parish/Town Council
Billington and Langho Parish Council:	Consulted 11/6/25 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections.
RVBC Environmental Health:	No objections.
CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
 Key Statement DS2: Sustainable Development
 Key Statement DMI2: Transport Considerations
 Policy DMG1: General Considerations
 Policy DMG2: Strategic Considerations
 Policy DMG3: Transport & Mobility

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2023/0928:

Proposed change of use and conversion of domestic dwelling into hairdressing salon (pursuant to variation of condition 5 (extend opening hours) on planning permission 3/2022/0873) (Refused, allowed on appeal)

3/2023/0938:

Proposed advertisement to front elevation (Refused)

3/2022/0873:

Proposed change of use and conversion of domestic dwelling into hairdressing salon (Refused, allowed on appeal)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The proposal relates to a two storey end terraced property in Langho which currently accommodates commercial and residential uses at its ground and first floor levels respectively. Outdoor space for the property comprises a rear yard area which encompasses the property's rear outrigger. The property comprises stone elevations, UPVC windows, an aluminium framed shopfront and a slate roof. The application property is situated on a busy main road and forms one of several terraced properties located on the Western side of Whalley Road within the North-eastern area of Langho's defined settlement area. The surrounding area is predominantly residential in character with a small concentration of commercial premises located approximately 100m metres to the North-west of the application property on Whalley Road between the junctions of Moorland Road and Whinney Lane.

Proposed Development for which consent is sought:

Retrospective planning consent is sought for a change of use of the property's first floor component from ancillary storage to a self-contained residential flat and for the regularisation of the property's unauthorised shop front design.

Principle of Development:

Key Statement DS1 of the Core Strategy seeks to direct the majority of new housing development towards the principal settlements of Clitheroe, Whalley and Longridge with an additional focus towards the Borough's Tier 1 settlements.

In addition, Policy DMG2 states:

'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.'

Policy DMG1 is also of relevance in as much that it provides general guidance with respect to the impact of proposals for development upon existing amenities, with a stipulation that all development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.

In this instance, the proposed development would involve the creation of a residential planning unit through the change of use of ancillary storage serving a commercial premises located within the defined settlement area of Langho. As such, the proposed development would fully align with the aims and objectives of Key Statement DS1 and Policy DMG2 in as much that the new residential planning unit proposed would be sited within a Tier 1 Village and conceived through the rounding off of existing development. Furthermore, the application property is located within a residential area and has previously accommodated a longstanding residential use therefore the proposed development would be compatible with its immediate surroundings.

Consequently, the proposed development would satisfy the requirements of Key Statement DS1 and Policies DMG1 and DMG2 of the Core Strategy and is therefore considered to be acceptable in principle, subject to a further assessment of additional material planning considerations.

Sustainability

Policy DMG3 of the Core Strategy requires decision taking to consider the availability and adequacy of public transport and associated infrastructure to serve those moving to and from new developments. This is consistent with the NPPF which requires development proposals to promote sustainable transport. In this instance, the application site lies within the defined settlement area of Langho which is identified as a Tier 1 Settlement in the Core Strategy. In addition, the application property is sited in close proximity to public transport links and amenities. The proposed development would therefore satisfy the requirements of Policy DMG3.

Impact Upon Residential Amenity:

Paragraph 135 (f) of the National Planning Policy Framework states:

'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, all habitable spaces within the residential unit are currently served by windows therefore existing and future users of the proposed development would receive an adequate provision of natural light and outlook to support the proposed residential use. Further analysis shows that the residential unit would provide a sufficient quantity of gross internal floor space in line with the Nationally described space standard. In addition, the proposed residential unit would provide identical views to the residential use which was previously in place therefore the proposal raises no concerns raised with respect to loss of privacy to neighbouring properties. Furthermore, and as previously conveyed, the application property is located within a residential area and has previously accommodated a longstanding residential use therefore the proposed development would be compatible with its immediate surroundings. The proposed residential unit would be sited directly above the application property's commercial component (currently in use as a hairdressing salon) which in turn has potential implications for occupants of the residential unit with respect to noise impacts. In light of this a noise sound insulation scheme has been provided in support of the application which details the soundproofing measures which have been incorporated into the application property to safeguard against noise impacts from the property's commercial component. The aforementioned scheme has been subject to review from RVBC Environmental Health who have deemed the proposed soundproofing measures to be acceptable.

Taking account of all of the above, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents or future occupants of the development and as such would be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

Visual Amenity/External Appearance:

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'.

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.'

In this instance, a shop front has been installed to the principal South-eastern elevation of the application property however this has not been installed in accordance with the shop front design allowed under planning appeal ref: APP/T2350/W/22/3313514. The as constructed shop front comprises a similar door and window configuration to the development allowed under the aforementioned planning appeal, albeit with a different colour detailing and less pronounced profile in terms of its projection from the property's principal elevation. In addition, the upper extent of the installed shop front aligns with the upper extent of the adjacent neighbouring front door, with the upper extent of the shopfront also sited well below the property's South-eastern first floor window cill (unlike the shop front design allowed on appeal which sits directly underneath the first floor window cill in a somewhat cramped fashion). As such, the as constructed shop front reads as a more discreet and proportionate addition to the property relative to the shop front design allowed on appeal therefore its retention is considered acceptable.

Taking account of the above, it is not considered that retention of the unauthorised works would be harmful to the visual amenities of the area. As such, the proposed development would satisfy the requirements of Paragraph 135 (c) of the NPPF and Policy DMG1 of the Core Strategy.

Highways and Parking:

The proposed development has been subject to review by Lancashire County Council Highways who have raised no objections to the proposed development with respect to general highway safety. In addition, the property's refuse and cycle storage arrangement has been deemed acceptable. It is noted that Lancashire County Council car parking standards require one designated parking space for a one-bedroom dwelling however no vehicle parking provision has been proposed as part of the application. Whilst it is acknowledged that the application property is not served by designated parking spaces and that there are no parking restrictions on the road outside the site, it is not considered that the additional demand for on street parking arising from the use of the residential unit (in this case one vehicle parking space) would create an unacceptable impact on highway safety. On this basis, it is not considered that the proposed development will have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

Landscape/Ecology:

No ecological constraints were identified in relation to the proposed development. The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it subject to the de minimis exception.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development satisfies the requirements of Key Statement DS1 and Policies DMG1 and DMG2 of the Core Strategy with respect to the development of new housing within the Borough.

Furthermore, the proposed development would not have any undue impact upon the amenity of any neighbouring residents or future users of the development, nor would the development proposed be harmful to the visual amenities of the area. In addition, the proposal raises no concerns with respect to highway safety or ecology.

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.