

Ribble Valley Borough Council
Planning Section
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Your ref: 03.25.0432
Our ref: 03.25.0432
Date: 17.06.2025

For the attention of Ben Taylor

Planning Application No: 3/2025/0432

Grid Ref: 370471 434197

Proposal: 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.

Location: 9 Birtwistle Terrace Whalley Road Langho BB6 8BT

The plans, information submitted, and previous history of the site (Application nos. 3/23/928, 3/22/873 and 3/22/0938 have been viewed together with Appeal no. APP/T2350/W/24/3337333, decision date 22/5/24, planning application no. 3.23.928, and Appeal no. APP/T2350/W/22/3313514, decision date 17/5/23, planning application no. 3/22/873, and the following comments are made.

With reference to the Planning Statement submitted,
Ref. 2.1 – Planning permission granted in May 2023 for ground floor hair salon and for the first floor to be used as ancillary storage.

Ref. 2.2 – This is a retrospective application as the ancillary storage (first floor) conditioned in 3.22.873, has been converted to a one bed flat.

Ref. 3.1 – Planning permission granted on appeal for a hair salon and shop front 17.5.23, 3.22.873.

There is currently no off-road parking with this application and none proposed. A one-bedroom flat would require one parking space. Off highway cycle storage and waste provision has been made for this flat ref. Drawing no. 22x048-21B, 1.6.25, submitted, this is acceptable.

An investigation of the 5 year accident record shows no collisions have occurred in the vicinity of the site. The site has access to a bus and cycle route.

Subject to the above information, there is no objection to this retrospective proposal as it should not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council