


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	28/10/25	Manager:	KH	Date:	28/10/25
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Application Ref:	3/2025/0685			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	30/09/25	Site Notice:	30/09/25	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Regularisation of change of use of existing domestic outbuilding/ garage to holiday let.
Site Address/Location:	Field Barn, Old Langho Road, Langho, BB6 8AW.

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection.

CONSULTATIONS:	Additional Representations.
<p>Two letters of representation have been received from a single address. The concerns raised with the letters can be summarised as below:</p> <ul style="list-style-type: none"> • The submitted information is incorrect – the existing plan shows the building is currently a store above the garage; • The application contradicts the local community’s vision for the area as set out in Neighbourhood or Local Plans; • The traffic generated by additional entry and exit will present a danger to traffic and cause additional wear and tear on the shared accessway; • There is no footpath to safely walk about the area; • Represents a disregard for planning permission; • Loss of amenity – loud activities and inconsiderate parking; • The deeds hold a restrictive covenant that alcohol can’t be sold or consumed commercially; • Poor fire safety; • Livestock issues as a result of guest’s bringing animals. 	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EC3: Visitor Economy Key Statement DMI2: Transport Considerations</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility</p>

Policy DMB1: Supporting Business Growth and the Local Economy
Policy DMB3: Recreation and Tourism Development

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2016/1103: Erection of garage/store building (Part re-submission of application 3/2016/0241) (Approved).

3/2016/0241: Proposed garage/ annex building and stable block (Refused – split decision on appeal).

3/2014/0991: Extension and internal alterations to incorporate kitchen, dining and living space. Extension of residential curtilage (Approved).

3/2014/0406: Change of use from office to residential use with associated internal and external alterations including single storey extension and proposed extension of residential curtilage (Withdrawn).

3/2013/1065: Change of use from office to residential (Approved).

3/2008/0509: Removal of conditions 5 and condition 6 of planning consent 3/2005/0783P, relating to personal and specific consent (Approved).

3/2005/0783: Change of use of redundant barn to office space (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached residential property known as Field Barn located approximately 260m to the south-east of Old Langho Road. Access is provided off the aforementioned road by way of an access track which was granted consent in 2005 (Ref: 3/2005/0783) as part of an application for the conversion of the barn to that of office use. Further consent was granted for the change of use of the property from office to residential in 2013 (3/2013/1065) with a subsequent consent being granted in 2014 for external alterations and extension of residential curtilage.

The application site was also the subject of an application for the erection of a proposed garage/ annex building and stable block (3/2016/0241). The application was refused and subsequently part allowed at appeal with consent being granted for the erection of the stable block but not the garage/ annex element. Following this, an amended garage/ store building was granted permission under application 3/2016/1103.

Proposed Development for which consent is sought:

Consent is sought to regularise the change of use of the previously approved garage/ store building to a one-bed holiday let.

It is proposed that the holiday let will accommodate the parking for two vehicles at ground flood with an external staircase providing access to first floor living accommodation comprising an open plan kitchen/ living area and an en-suite bedroom.

Principle of Development:

The proposal relates to the conversion of a domestic outbuilding to holiday accommodation. In this respect, Key Statement EC3 of the Ribble Valley Core Strategy, which relates to the visitor economy, stipulates that proposals that contribute to and strengthen the visitor economy of the Borough will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings. The proposal therefore complies with Key Statement EC3.

The application site is located outside of a defined settlement boundary and on land which benefits from an Open Countryside designation. In accordance with Policy DMG2 of the Core Strategy, development outside of the settlement boundary is supported when used for small scale tourism or recreational purposes, provided they are appropriate to the rural area. The proposed development relates to the change of use of a domestic outbuilding to holiday let whereby a modest level of tourist accommodation (one-bedroom) would be provided. As such, the proposed development is considered to fall within the threshold of small-scale tourism and as such would satisfy the requirements of Policy DMG2.

Policy DMB3 of the Core Strategy also states that tourism development will be supported, subject to the following criteria:

1. *The proposal must not conflict with other policies in this plan;*
2. *The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and therefore no suitable existing buildings or developed sites available;*
3. *The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
4. *The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network.*
5. *The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*
6. *The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.*

Having regard to criteria point 1 of Policy DMB3, Key Statement EC3 and Policies DMG2 are of relevance in this instance and as outlined above, the proposal would not be in conflict with any of these policies. The outbuilding subject to the proposed change of use also lies in close proximity to the residential property of Field Barn and associated stable block. The holiday let would therefore be well related to existing built form and would be compliant with criteria point 2.

With regards to criteria point 3, no external works are proposed to the existing building or elsewhere within the application site. The proposal would therefore not undermine the character, quality or visual amenities of the surrounding area.

Furthermore, the proposal site is linked to Old Langho Road by way of the existing access track which serves Field Barn and is therefore considered to be well related to the existing highway network. In addition, no concerns have been raised with respect to the potential traffic movements from the development in the response from Lancashire Country Council Highways. Adequate vehicle parking space for the holiday let is also accommodated within the application site and no issues with respect to parking provision have been raised in the response from the Local Highway Authority. The proposal is therefore considered to be compliant with both criteria point 4 and 5 of Policy DMB3.

Finally, no physical works are proposed as part of the development. Therefore, the proposal raises no concerns with respect to impact upon nature conservation/ ecology and criteria point 6 is therefore satisfied.

Taking account of all of the above, the proposal would comply with the requirements of Key Statement EC3 and Policies DMG2 and DMB3 and is therefore considered to be acceptable in principle, subject to further assessment of additional material planning considerations.

Impact Upon Residential Amenity:

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

In this instance, there would be no direct intervisibility between windows serving habitable rooms within the holiday let accommodation and Field Barn. Use of the application property's domestic garage/ store as holiday accommodation has the potential to invite some noise disturbance; however, given the small scale use proposed it is not anticipated that this would be of a scale that would be of detriment to the adjacent residential receptors on site and in any case, Field Barn is in the applicant's ownership, with the nearest residential property beyond this being approximately 200m to the north-west at Lower Fold Farm.

Consequently, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents. The proposed development would therefore be compliant with the aims and objectives of Policy DMG1.

Visual Amenity/External Appearance:

No external works are proposed to the existing outbuilding or elsewhere within the application site as part of the conversion. As such, the proposal raises no concerns with respect to impacts upon the visual amenities of the area.

Highways and Parking:

It is acknowledged that concerns have been raised with respect to highway safety and parking. However, the application has been subject to review by Lancashire County Council Highways Authority, and no objection has been raised.

The site access will remain unaltered following the proposal and the existing garage will be retained for the parking of two vehicles alongside the existing forecourt which provides additional parking provisions. The Local Highway Authority (LHA) require at least one parking space to serve the holiday let, given it has one bedroom. In this respect, there is ample space to provide parking for both the holiday let and existing dwelling as well as room to turn within the site ensuring ingress and egress in forward gear and therefore the LHA has no objection to the proposal with respect to parking. Given the size of the proposed holiday let, it is also not expected to significantly increase vehicle movement in the immediate vicinity of the proposal site and as such, the LHA are of the opinion that the effect of the development on the operation of the local highway would be negligible.

Taking account of the above, the development is acceptable with respect to highway safety.

It is recognised that concerns have been raised with respect to the lack of public footpaths in the area; however, given the scale of development proposed and its location within the curtilage of an established residential property, it not considered that this would warrant a refusal to grant planning permission in this particular instance.

Landscape/Ecology:

No ecological constraints have been identified in relation to the proposal. The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is subject to the de minimis exemption.

Other Matters:

Concerns have been raised that the information submitted with the application is incorrect insofar that the existing plans show the building to be currently in use as a garage/store. As the application relates to the regularisation of conversion works, as stated in the description of development, the existing plans have been submitted purely for the purpose of showing the building prior to the proposed change of use.

With respect to concerns regarding title deeds and restrictive covenants, this is a civil matter and does not form a material planning consideration in the determination of this application. The concern raised with respect to livestock are also a private matter and it is the applicant's responsibility to ensure adequate fire safety in accordance with building regulations.

Observations/Consideration of Matters Raised/Conclusion:

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.