

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancs
BB7 2RA

BY PLANNING PORTAL
14th October 2025

Dear Sir/Madam,

**FULL PLANNING APPLICATION - Change of Use from C1 (Guest House) to 1 no. C3(a) (Dwelling House)
Brooklyn Guesthouse, 32 Pimlico Road, Clitheroe.**

On behalf Mrs Jess Brown ('the applicant') Maybern Planning and Development ('Maybern') hereby submit a full planning application which seeks to change the use of the above referenced building from C1 (Guest House) to C3(a) Dwelling House. There is no associated alteration to the building, either externally or internally which require consent.

The planning application should be read in conjunction with the other components of the application submission. These are as follows:

- Application forms via the Planning Portal – ref PP- 14360451

PLANS (Provided by Sunderland Peacock & Associates Ltd unless stated):

- Site Location Plan – ref: 7333 L01
- Existing Elevation Plans – ref: 7333 E01

The application fee of £673 is also paid via the Planning Portal.

Site Background and Planning History

Brooklyn Guesthouse is located at 32 Pimlico Road, c.0.8 km from Clitheroe Town Centre. The property benefits from its location on Pimlico Road, an arterial route throughout the north of Clitheroe, offering links to Church Brow and Waddington Road. On street parking for the property is currently available to the front of the building. The building is detached and is located in linear form along Pimlico Road with residential properties no.30 and no.34 Pimlico Road to the immediate north and south. To the east/to the rear of the property, the site is bound by the site of Clitheroe Fire Station, while the front elevation is bound by Pimlico Road. The property features ample rear amenity space comprising a formal garden area.

The property is situated within the defined settlement boundary of Clitheroe and has been in use as a Guest House for a number of years. Since purchasing the property in 2007, the current owner has retained the guest house use but is now reaching retirement hence the property is under offer to be sold. The surrounding character is that of residential dwellings within the immediate proximity,

comprising stone-built town houses similar to that of the architectural style found throughout this part of Clitheroe.

Figure 1 below shows an aerial view of the site within its wider built and natural environment contexts (the approximate site area indicated in red)



Figure 1: Aerial view of the approximate application site (edged red) and its wider setting

The owner initially marketed the application property for sale as a business (guest house use), with it being listed on the market since October 2024; due to the lack of interest from any commercial purchasers, this was latterly amended in the summer of 2025 with the agent amending the marketing of the property to open this up to potential interest as a private dwelling. An offer was made and accepted, and this application is submitted by that prospective purchaser who seeks to occupy the application property as a family dwelling.

The main duties in the running of the Guest House are currently undertaken by the owner, and it is understood that the business does not currently employ any other full or part-time staff.

The relevant planning history regarding the property is as follows:

- Full planning application ref: 3/2005/0679, approved September 2005; change of use from guest house to 1 no. dwelling. The applicant was the previous owners of the property, Mr & Mrs Hatch. This application was approved with the Officers Report¹ highlighting *“as it is only the applicants employed in running the business, there would not be any job losses as a result of the implementation of this scheme”*. In relation to any potential impact on neighbouring amenity it was determined that the change of use from guest house to a private dwelling *“should actually lessen any disturbance”*, and as such it was determined that the proposal would have no significant impact on residential amenity, nor would it have any significant

¹ 3/2005/0679/P, Delegated Officers Report, 2005

impacts to the surrounding area visually. However, this change of use was never implemented, following its sale to the current owner who continued the commercial use.

The Proposal

The application seeks permission for the change of use from C1 (Guest House) to C3(a) Dwelling House, for use as a family dwelling.

As referenced by the submitted plans, there are no proposed physical alterations to the building. This will allow the property to retain its existing character which is reflective of the surrounding residential area along Pimlico Road, maintaining consistency of appearance and thus not impacting the visual amenity of surrounding properties and residents.

Due to this application comprising a change of use which does not impact the any external development, the proposal will not impact any existing habitat values. As such, this falls under the de minimis threshold² for Biodiversity Net Gain and as such is exempt.

Planning Policy Context

In accordance with Section 70(2) of the 1990 Act and Section 38(6) of the 2004 Act, the statutory development plan for the site comprises the RVBC Core Strategy (adopted 2014) (CS), which pre-dates the issue of current NPPF, and the RVBC Housing and Economic Development DPD (adopted 2019) (HED).

The property in question is located within the defined settlement boundary of Clitheroe. The building and its curtilage is not allocated for any specified use in the proposals map.

Associated with the location and proposal, the following adopted policies are considered relevant:

- CS and HED:
 - Key Statement DS1 - Development Strategy - This statement asserts that residential development will be focused within the borough's principal settlements (Clitheroe, Longridge, and Whalley).
 - Policy DMG1 - General Considerations - highlights that development should have regard to relevant standards surrounding design, layout, access, amenity, environment and infrastructure.

National Planning Policy Framework (NPPF) (2024):

The NPPF sets out the Government's planning policies for England and how these should be applied. It establishes sustainable development having 'three overarching objectives' which are economic, social and environment objectives (para. 8). It confirms these objectives '*are interdependent and need to be pursued in mutually supportive ways*'. The NPPF (para. 11) highlights that decisions are required to work towards the presumption in favour of sustainable development in a holistic manner. This be '*pursued in a positive way*' to ensure that sustainable development achieved throughout all development sites.

NPPF (para. 128) highlights that Local Planning Authorities should positively approach applications which seek alternative uses of land which is currently developed but is not allocated for the specific use within their associated plans. Specifically, it is noted that support will be given to proposals which:

² Biodiversity Net Gain - what are the exemptions?, Department for Environment, Food & Rural Affairs (2024).

“a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework”

With regards to the development strategy set out in the Core Strategy, the property is located within the settlement boundary of Clitheroe, thus being located within a principal settlement in which ‘*the majority of new housing development*’ is to be located. It can also be noted that having regard to the small scale of the development proposed, there is already adequate services, facilities and sustainable transport opportunities to accommodate for a single dwelling house within this location. Furthermore, the proposal will allow for multiple social and environmental benefits. Thus, the development proposal is in accordance with Key Statement DS1 of the CS.

As per the historic planning permission for the site referenced above under reference 3/2005/0679, the proposed change of use was previously found to be acceptable on the premiss that the guest house currently operates without any permanent full or part-time staff. As such, the building does not have any employment generating potential, nor will it create the loss of employment throughout the surrounding area.

This application will also have beneficial impacts on residential amenity, these positive impacts will come in the form of the associated ceasing of activities associated with C1 use and any perceived disturbance problems associated with the comings and goings of guests, pressure on the on-street parking, late operating hours etc.

Conclusion

In summary, the full planning application for the change of use from a C1 use class to a C3 use class when assessed in the context of the RVBC CS has demonstrated compliance with relevant policy and is found to be fully compliant.

Pertinent points of the application are as follows:

1. The proposed change of use has due regard to Key Statement DS1 of the CS as per its location within the Principal Settlement of Clitheroe.
2. The proposal will have negligible effect upon employment, as per the current owners being the sole employment associated with the Guest House business.
3. The change of use will also have a positive impact upon surrounding residential amenity, being one family dwelling rather than multiple guests.

Overall, the proposal is in general accordance with the up-to-date development plan. The approval of this change of use application will help toward applicant/prospective future resident of the proposed dwelling to It is clear that the benefits of the proposal would more than outweigh any disbenefits. As such, it is requested that planning permission be granted.

We look forward to receiving confirmation that the application has been received and validated, however should you require any further information or clarification please do not hesitate to contact me.

Yours Faithfully,



Katie Delaney
For and behalf of Maybern Planning and Development