


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	SK	Date:	12.11.25	Manager:	LH	Date:	12/11/25
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Application Ref:	2025/0837			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	N/A	Site Notice:	N/A					
Officer:	SK							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed change of use from Guesthouse (C1) to Dwelling House (C3a).
Site Address/Location:	Brooklyn Guesthouse 32 Pimlico Road Clitheroe Lancashire

CONSULTATIONS:	Parish/Town Council
No objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A:	
N/A	
CONSULTATIONS:	Additional Representations.
No representations received in respect of the proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME6: Water Management

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/20025/0679:
Use of guest house as one dwelling. (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application seeks consent for the change of use of Brooklyn House (C1) to that of a C3 dwellinghouse. The property is a 7- bedroomed Guest House located within the defined settlement limits of Clitheroe. The application property as a two-story detached building located within an area that is predominantly residential in character.

Proposed Development for which consent is sought:

The application seeks consent for the change of use of the existing building from that of C1 accommodation to that of a private residential dwelling (C3). The submitted details do not propose any internal or external alterations nor any alterations to the site configuration of the property.

Principle of Development:

The application seeks consent for a change of use that will result in the creation of a new residential planning unit within the defined settlement limits of Clitheroe. As such the proposal would align with the aims and objectives of Key Statement DS1 and Policy DMG2 of the Ribble Valley Core Strategy.

As such, notwithstanding other development management considerations, the change of use from C1 use to that of residential purposes would no significant direct conflict with the development strategy for the borough in respect of the spatial or locational aspirations for new residential development within the plan area.

Impact Upon Residential Amenity:

Given the application solely relates to that of a change of use to that of a C3 residential dwelling, it is not considered that the proposed change of use will result in any significant measurable impacts upon nearby affected residential amenities. Particularly insofar that the change of use to that of a C3 dwelling will result in the use of the property being more sympathetic to the residential character of the area.

As such, and taking account of the above matters, the proposal does not raise any significant direct conflicts with Policy DMG1 which seeks to ensure of adequate standards of residential amenity and protect against development(s) that would result in measurable detrimental impact(s) upon nearby existing residential amenities.

Visual Amenity/External Appearance:

Given the submitted details do not propose any internal or external changes nor any alterations to the site configuration of the property it is not considered that the proposal will result in any measurable adverse impacts upon the character of visual amenities of the area.

As such and taking account of the above, it is not considered that the proposal will result in any direct conflict with the aims and objectives of Policy DMG1 which seeks to protect against development which would be of detriment to the character or visual amenities of the area nor be of detriment to the character and visual amenities of the designated open countryside.

Highways and Parking:

The application relates to that of a change of use of Brooklyn House (C1) to that of a C3 dwellinghouse. The property is a 7- bedroomed Guest House with no dedicated parking provision on-site. Notwithstanding this matter, given the submitted details do not propose an increase in bedroom numbers, it is not considered that the change of use from that of C1 accommodation to that of C3 accommodation would necessitate the need for additional parking provision to be provided.

Particularly insofar that the occupation of the property for C3 purposes is likely to result in a commensurate level of occupation compared to that of the existing C1 use.

As such, it is not considered that the proposal will result in any measurable conflict(s) with Key Statement DMI2 or Policy DMG3 which seek to ensure the continued safe operation of the highways network and to ensure adequate pedestrian infrastructure and vehicular parking provision is brought forward to accommodate development.

Landscape/Ecology:

The proposal solely relates to that of change of use, with no other operational development being proposed. As such the proposal will not result in any adverse impacts upon existing trees, hedgerow nor species or habitats of conservation concern.

As such and taking account of the above, the proposal does not raise any significant measurable conflict(s) with Policies DME1, DME2 nor DME3 of the Ribble Valley Core Strategy which seek to protect against adverse impacts upon habitat, biodiversity, ecology or protected species and species of conservation concern.

It should be further noted that given the application solely relates to that of a change of use, the proposal is exempt from the mandatory Biodiversity Requirements imposed pursuant to Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Observations/Consideration of Matters Raised/Conclusion:

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.