


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	KH	Date:	07/01/26	Manager:	LH	Date:	09/01/26
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Application Ref:	3/2025/0841	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	
Officer:	KH	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Proposed additional holiday let within the premises (Change from 2 to 3)
Site Address/Location:	Pendle View Lovely Hall Lane Copster Green BB1 9EQ

CONSULTATIONS:	Parish/Town Council
<p>Salesbury Parish Council have commented that they feel that the extra holiday let may result in noise and parking issues. Should planning permission be granted the Parish Council would ask that a condition be added to the permission: All holiday let users and visitors to the apartments should park within the property's own parking area within its boundaries. Reason – this is to alleviate any parking highway issues occurring on Lovely Hall Lane any other neighbouring roads.</p>	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
<p>No objections subject to the imposition of conditions as the site access will remain unaltered and result in a slight intensification of use therefore LHA have no pre-existing highway safety concerns.</p>	

CONSULTATIONS:	Additional Representations.
<p>One representation has been received objecting to the proposed development on the following grounds:</p> <ul style="list-style-type: none">• Noise and disturbance from the increased activity during the evening or night;• Increased footfall, traffic and parking in this quiet, rural location with additional traffic adding to congestion, obstruction and safety;• Safety concerns relating to rear garden access with unfamiliar individual; and• Negative Impact on property value due to the cumulative effect and changes in character of the area.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1 – Development Strategy Key Statement DMI2 – Transport Considerations Key Statement EC3 – Visitor Economy</p> <p>Policy DMB3 – Recreation and Tourism Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport and Mobility</p>

Policy DME6 – Water Management

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Technical Guidance to National Planning Policy Framework

Relevant Planning History:

3/2021/1155:

Conversion of 2 no. holiday lets into 1 no. dwellinghouse – Refused. Appeal dismissed.

3/2021/0614:

Variation of condition 7 of planning permission 3/2017/0008 - to modify the use of the holiday lets – Refused.

3/2017/0008:

Proposed redevelopment of the existing childrens nursery to two holiday lets – Approved.

3/2016/0620:

Proposed redevelopment of the existing child day care centre and first floor accommodation into two apartments – Refused.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a two-storey semi-detached building that currently has permission to accommodate two holiday apartments. The site is located within the defined settlement limits of Copster Green which is designated as a Tier 2 settlement.

Proposed Development for which consent is sought:

The application seeks consent for the addition of a third holiday let sited on the ground floor of the building. This has already been undertaken. Therefore, on the ground floor Unit 1 accommodates living accommodation comprising of a lounge/dining/kitchen and an ensuite bedroom with unit 2 comprising a lounge, kitchen office, two bedrooms and bathroom. With the first floor remaining a single unit as previously approved.

Externally the only change is that of an additional entrance door on the ground floor on the south elevation. Additional parking is also proposed at the front of the site.

Principle of Development:

The proposal seeks consent for that creation of an additional holiday let within the defined settlement limits of Copster Green which is a Tier 2 village. Policy DMG2 supports small-scale tourism developments within Tier 2 settlements which this would be.

Therefore it is not considered that the proposal would be in direct conflict with the Core Strategy as embodied within KS DS1 and DMG2.

Key Statement EC3 states proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through

the conversion of existing buildings or associated with existing attractions. In this respect the proposal is in accordance with the main aims, objectives and thrust of Key Statement EC3.

Policy DMG3 requires development to be sustainable and be located to minimise the use of private motor vehicle. Being located in a Tier 2 settlement the development would be car dependent and an additional holiday unit would result in more comings and goings of vehicles to the site. Whilst this weighs against the proposal, the sustainability benefits of optimising the use of an existing building outweighs the harm from additional vehicles using the site.

Impact Upon Residential Amenity:

Taken account of the limited alterations proposed (namely the addition of a door) compared to the previously approved development it is not considered that there would be any undue additional impact upon existing residential amenities than the original permission.

It is noted that there is an existing dwelling, Homestead, to the south of the site which shares a common access, but the creation of a new access to serve one of the units is not considered to result in an unacceptable loss of privacy for occupiers of this property.

Whilst it is acknowledged that there will be slightly more comings and goings of people and vehicles to the site / building when all 3 units are occupied compared to the previously approved permission for 2 units, the noise and disturbance associated with one additional unit particularly given the limited physical changes proposed is not considered to result in an unacceptable impact on the amenities of neighbouring residents in terms of noise and disturbance.

Visual Amenity/External Appearance:

The limited alterations proposed would preserve the inherent character of the existing building. As such and given there are no significant alterations proposed, it is not considered that the proposal will result in any undue impact upon the character or visual amenities of the area.

Highways:

The increase in holiday lets from 2 to 3 would not result in any significant implications. An amended site layout plan shows an appropriate amount of parking within the site and implementation of this within a reasonable timeframe can be controlled by an appropriate condition.

As such and given there are no significant increases in vehicular movements it is not considered that the proposal will result in any undue impact upon highway safety.

Landscape/Ecology:

No implications resultant from the proposal.

The proposal falls within the exemption criteria for BNG as it would be de minimis. It also relates to retrospective development.

Observations/Consideration of Matters Raised/Conclusion:

It is 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 appropriate conditions.