


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	10/02/2026	Manager:	KH	Date:	12/02/26
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Application Ref:	2025/0843				Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	14/11/2025	Site Notice:	14/11/2025			
Officer:	EP					
DELEGATED ITEM FILE REPORT:					APPROVAL	

Development Description:	Conversion of commercial premises to residential dwelling.
Site Address/Location:	31 Whalley Road Read BB12 7PB.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
No comments received.	

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 National Planning Policy Framework (NPPF)
Relevant Planning History: No planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to 31 Whalley Road, Read. The application premises is located within the defined settlement limits of Read & Simonstone, with the property located in a prominent roadside location in the village.
Proposed Development for which consent is sought:

Consent is sought for the proposed change of use of the existing ground floor commercial unit, currently used as a butchers shop, to occupy a residential dwelling. The first-floor is already residential in nature occupying two bedrooms and a bathroom. The conversion involves the removal of the shop front to be replaced with a standard window and door opening.

Principle of Development:

Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) allows for development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) to a use falling within Class C3 (dwellinghouses).

Assessing the proposed change of use against these criteria, it complies wholly. Demonstrating a strong fallback position for this part of the proposal. The external alterations proposed are not allowed under Class MA and therefore a full application was required.

The proposed change of use would result in a fully residential unit whilst the existing property comprises a mix use of commercial at ground and residential on both floors. The principle of a residential use was established under the submission of the prior approval which accepted the use but not the external alterations.

On this basis, the proposed change of use is acceptable in principle subject to an assessment of other material design considerations.

Impact Upon Residential Amenity:

Given the existing site has a commercial unit to the ground floor currently utilised as a butcher with two-bedroomed residential to the first floor, it is likely the existing activity is greater than what will be afforded following the change of use. There would be no increase in activity given the proposal is for a modest two-bedroomed accommodation. As such, there is no adverse impact on residential amenity expected resultant.

Visual Amenity/External Appearance:

The surrounding area is largely residential in nature being typified of similar terraced properties. Along Whalley Road there are several commercial properties characterised by shop fronts, but these are significantly outnumbered by normal residential terraced properties. As such, it is not considered the removal of the shop front would result in development that is inappropriate or out of character in this context.

In respect of materials, the principal elevation will be re-constructed in stonework to match the existing following removal of the shop front, with new uPVC windows and doors being installed. This is consistent with the other properties in the vicinity and will therefore integrate sufficiently into the street scene.

Highways and Parking:

There is no existing or proposed parking for this property. No highways implications identified.

Landscape/Ecology:

Biodiversity.

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de minimis exception.

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.