


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	24/04/2026	Manager:	LH	Date:	24/4/26
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Application Ref:	2025/0986			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	27/01/2026	Site Notice:	27/01/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Partial demolition of existing garage workshop and new build works to form 2 bed holiday accommodation and mezzanine floor.
Site Address/Location:	Land opposite Turner Fold Read BB12 7QZ.

CONSULTATIONS:	Parish/Town Council
No objection.	

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

CONSULTATIONS:	Additional Representations.
No comments received.	

<p>RELEVANT POLICIES AND SITE PLANNING HISTORY:</p> <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 Policy DMB1: Supporting Business Growth and the Local Economy Policy DMB3: Recreation and Tourism Development</p> <p>Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)</p> <p>Relevant Planning History:</p> <p>2025/0866: Non-material amendment to planning permission 3/2024/0612 involving increase in roof height, change to external materials, new side access door and introduction of solar panels (refused).</p> <p>2024/0612: Proposed change of use and conversion of single-storey garage/workshop to two-storey, two-bedroom holiday let including new dual pitch roof (approved).</p>

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a small parcel of land, located outside of any defined settlement limits, accommodating a detached garage/workshop. The surrounding area is predominantly residential in nature and the application site itself does not fall on any designated land.

Proposed Development for which consent is sought:

The application seeks consent for the change of use of the existing garage structure to accommodate a 2 bedroomed holiday let.

There are various alterations proposed to accommodate the conversion, including an increase in the height of the structure, the addition of a pitched roof and the insertion of new doors and windows.

The application also seeks consent for the alteration of the existing driveway, to provide additional parking which will serve both the holiday let and the opposite neighbouring property, No.3 Turner Fold.

A similar scheme was approved under application 3/2024/0612, this application seeks alteration to the height, fenestrations and materials.

Principle of Development:

Core Strategy Key Statement EC3, which relates to the visitor economy, stipulates that 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. The proposal is for the conversion of an existing building, that is falling into a state of disrepair. The development therefore complies with KS EC3.

The application site is outside of Read settlement boundary. In accordance with Policy DMG2, development outside of the settlement boundary is allowed when used for small scale tourism or recreational purposes, providing they are appropriate to the rural area.

The proposal is for a two-bedroomed holiday let, which is considered small scale. Although outside of the settlement boundary, the site is immediately adjacent to it, being in close proximity to existing dwellings and other built form. The proposal is therefore not considered inappropriate to the area.

Policy DMB3 states that tourism development will be supported, subject to the following criteria.

- 1. The proposal must not conflict with other policies of 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 there are 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.*

The application site is immediately adjacent to the settlement boundary and is well related to existing facilities including highway networks. The proposed two bedroomed accommodation will result in a small increase in visitor traffic, but not to a degree that would be inappropriate to the area and car parking is available at the site.

Based on the above assessment, the proposed development is considered acceptable in principle subject to other material planning considerations, including impact on the visual amenity of the area and nature conservation.

Impact Upon Residential Amenity:

The application site is directly opposite a row of terraced cottages, No.1-No.4 Turner Fold. As such, consideration must be given into any adverse impact as a result of the change of use and associated alterations.

Firstly, there are a number of new glazed openings proposed on the principal elevation of the holiday let. These new openings will directly face the properties on Turner Fold, however, the glazed openings at first floor are well above ground level by 1.2m and would therefore offer limited opportunity for overlooking. In addition, there is a suitable separation distance of approximately 21 metres between habitable windows, to mitigate any significant perception of overlooking or loss of privacy.

Secondly, the height of the existing garage will be altered to accommodate a first floor level within the holiday let. The existing sloping roof will be removed and replaced with a pitched roof. The overall height increase is approximately 1.5 metre to the ridge, which is only marginally taller than the previous approval. Due to the separation distance between the building and the neighbouring receptors, it is not considered there would be any substantial sense of overbearing or any loss of light created resultant that would warrant refusal.

Lastly, in respect to the change of use, it is expected that there will be an increase in activity resultant. Development of this nature has the potential to cause noise disturbance for neighbouring properties. However, given the small scale of the proposal, it is not expected that any noise impact would be to a degree that would be of detriment to the neighbouring receptors along Turner Fold.

Consequently, the proposed development is acceptable from a residential amenity perspective in line with Policy DMG1 of the Core Strategy.

Visual Amenity/External Appearance:

As part of the conversion of the garage building, there are various external alterations proposed. Given the siting of the holiday let, fronting Turner Fold, the development will be afforded high levels of visibility. Therefore, careful consideration must be given into the impact of the proposal upon the character of the area.

The existing garage building is comprised of stone, red facing brickwork with elements of wooden cladding and a corrugated metal roof. As existing, the structure does not integrate well into the street scene and would not be considered a positive feature. It is proposed that the structure will be faced almost entirely in stone with stone sills and plinth and powder coated aluminium windows. The proposed materials are consistent with other properties in the vicinity and would therefore integrate sufficiently into the area.

The proposed alterations to the roof, to accommodate a pitch, will increase the structures visual prominence. However, the existing sloping, corrugated metal roof is a poor design, and the pitched roof holiday let will benefit from architectural details that the existing building lacks. It is therefore considered that the proposal will contribute positively to the character of the area and will result in visual improvement of the overall street scene.

The principal elevation of the holiday let will benefit from a considered window fenestration, that is not overly domestic in appearance. The proposed holiday let will therefore read more as a utilitarian structure, similar to the existing arrangement.

As such, the proposed development will contribute positively to the character of the area without causing visual harm in compliance with Policy DMG1 and DMB3 of the Core Strategy.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and given the proposal is consistent with the previous approval from a highway's perspective, no further comments have been. The previous comments still stand, as do the suggested conditions in relation to visibility splays and parking.

Landscape/Ecology:

A bat survey was conducted at the application site with various visits taking place on dates between July and September 2024. The survey concluded that there was no evidence of bats roosting within the building itself, and no further surveys are required. As low numbers of bats were recorded in the area, a precautionary approach to development should be taken and, in the event bats are discovered, work should cease immediately.

An arboricultural constraints appraisal has been conducted at the site. No trees are proposed for removal, and it is not expected that the works will have any adverse impact on trees, but the works should be carried out in accordance with the Tree Protection measures outlined in the report.

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.