


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	9/4/26	<b>Manager:</b>	LH	<b>Date:</b>	10/4/26
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<b>Application Ref:</b>	3/2026/0020			 Ribble Valley Borough Council <small>www.ribbonvalley.gov.uk</small>
<b>Date Inspected:</b>	6/2/26	<b>Site Notice:</b>	6/2/26	
<b>Officer:</b>	BT			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed change of use from dwelling house (Class C3) to furnished short-term holiday let (Class Sui Generis).
<b>Site Address/Location:</b>	19 Pendle Road, Clitheroe, BB7 1JQ.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>Clitheroe Town Council:</b>	No objections.

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No objections subject to condition.
<b>RVBC Environmental Health:</b>	No objections.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

- Key Statement DS1: Development Strategy
- Key Statement DS2: Sustainable Development
- Key Statement EC3: Visitor Economy
- Key Statement DMI2: Transport Considerations
- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DMG3: Transport & Mobility
- Policy DMB3: Recreation and Tourism Development

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

None.

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to a two storey mid terraced property situated within the defined settlement area of Clitheroe. Access to the property is from Pendle Road with the surrounding area being predominantly residential in character. The application property consists of pebble dashed render, UPVC doors and windows and slate roof tiles with the adjoining property of No. 21 Pendle Road bearing an identical appearance. A rear yard area adjoins the North-eastern side of the application property with woodland adjoining the property's rear yard area and Shaw Brook sited just beyond the woodland area. Clitheroe Town Centre lies within walking distance of the application site with the wider surrounding area being predominantly residential in character.

**Proposed Development for which consent is sought:**

Planning consent is sought for a change of use of the application property from a dwellinghouse (Use Class C3) to a short term holiday let (Use Class Sui Generis).

**Principle of Development:**

Key Statement EC3 of the Core Strategy 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 instance, the proposal relates to the provision of new tourist accommodation that could potentially offer small scale benefits to the economy of the Borough. As such, the proposed development would accord with the general intentions of Key Statement EC3.

Policy DMB3 requires additional criteria to be met with regards to the provision of tourism and visitor facilities:

*Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:*

- 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,*
- 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.*

Having regard to criteria point 1 of Policy DMB3, Key Statement EC3 and Policies DMG1, DMG2 and DMG3 are of relevance to the development being proposed in this instance.

As conveyed above, the proposed development relates to the provision of new tourist accommodation that could potentially offer small scale benefits to the economy of the Borough and would therefore accord with the general intentions of Key Statement EC3.

Policy DMG1 provides general guidance with respect to the impact of proposals for development upon existing amenities, with a stipulation that all development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature. In addition, Policy DMG2 states that development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the Tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas whilst ensuring this is appropriate to the scale of and in keeping with the existing settlement. In this instance, it is not considered that the proposed change of use would give rise to noise and disturbances that would be unduly harmful to the amenity of any adjoining or neighbouring residents (this aspect of the proposal is assessed in more detail in the 'Impact Upon Residential Amenity' section of this report) and would therefore be compatible with its immediate surroundings. In addition, the application property lies within the defined settlement area of Clitheroe and the proposed development would round off existing development through repurposing an existing dwellinghouse. As such, the proposed development would be compliant with the requirements of Policies DMG1 and DMG2.

Policy DMG3 of the Core Strategy requires decision taking to consider the availability and adequacy of public transport and associated infrastructure to serve those moving to and from new developments. This is consistent with the NPPF which requires development proposals to promote sustainable transport. In this instance, the application site lies within walking distance of Clitheroe town centre which comprises numerous public transport links and amenities. The proposed development would therefore satisfy the requirements of Policy DMG3.

Consequently, the proposal would be compliant with the provisions of Key Statement EC3 and Policies DMG1, DMG2 and DMG3 and would therefore satisfy criteria point 1 of Policy DMB3.

Turning to criteria point 2, the application property lies within walking distance of Clitheroe town centre and is also situated within a row of terraced properties in close proximity to additional dwellings. The proposal would therefore be compliant with criteria point 2 of Policy DMB3.

Having regard to criteria point 3, no physical works are proposed to the exterior of the application property as part of the proposed change of use therefore the proposed development would have no impact upon the visual amenities of the area. The proposal would therefore satisfy criteria point 3 of Policy DMB3.

Turning to criteria point 4, the application site occupies a main road location and is therefore considered to be well related to the existing highway network. In addition, no concerns have been raised with respect to potential traffic movements from the proposed development in the response from LCC Highways and the application site also lies within close proximity to numerous public transport links. The proposal would therefore satisfy criteria point 4 of Policy DMB3.

With respect to criteria point 5, the application's supporting information makes reference to proposed parking arrangements to serve the holiday let accommodation however these cannot be secured by way of condition. Notwithstanding this, the absence of an agreed parking arrangement is not considered to constitute grounds for refusing the application on highway safety grounds in this instance (this aspect of the proposal is assessed in more detail in the 'Highways and Parking' section of this report). As such, the identified conflict with criteria point 5 of Policy DMB3 is not considered to be pronounced to the extent that would warrant refusal of the application in this instance.

Turning to criteria point 6, the proposed change of use carries no implications with regards to ecological impacts and as such raises no conflict with criteria point 6 of Policy DMB3.

Taking account of all of the above, the proposal would meet the requirements of Key Statement EC3 and Policies DMG1, DMG2 and DMG3 and is therefore considered to be acceptable in principle, subject to further assessment of additional material planning considerations.

#### **Impact Upon Residential Amenity:**

Paragraph 135 (f) of the National Planning Policy Framework states:

*'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.*

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the application's supporting information states that the application property comprises two bedrooms that would be let to a maximum of four people with no large groups occupying the property so as to avoid noise and disturbances arising from larger groups. Furthermore, the proposed development has been subject to review from the Council's Environmental Health department who have raised no concerns with the proposed change of use on the basis of the intended use for the property in terms of guest composition and numbers.

Taking account of all of the above, it is not considered that the proposed change of use would give rise to noise and disturbances that would be unduly harmful to the amenity of any adjoining or neighbouring residents and would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

#### **Visual Amenity/External Appearance:**

No physical works are proposed to the exterior of the application property as part of the proposed change of use therefore the proposed development would have no impact upon the visual amenities of the area.

#### **Highways and Parking:**

The proposed development has been subject to review from Lancashire County Council Highways who have raised no issues with the proposed change of use with regards to access, parking or general highway safety. The application's supporting information states that off-street parking for the holiday let accommodation will be available for guests within the driveway space of No. 19 Pendle Road (the applicant's property) and the LHA have subsequently stated preference for this proposed parking arrangement to be secured by way of condition by way of an amended proposed site plan however the applicant has chosen not to provide this additional information as they do not want this tied down. Notwithstanding this, the LHA have confirmed that failure to secure the proposed parking arrangement would not constitute grounds for refusing the application on highway safety grounds in this instance. On this basis, it is not considered that the proposed development will have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

#### **Landscape/Ecology:**

##### BNG

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:**

The proposed provision of tourist accommodation meets with the requirements of Key Statement EC3 and Policies DMG1, DMG2, DMG3 and DMB3 of the Core Strategy, thus establishing the principle of development. Furthermore, the proposed development would not have any undue impact upon the amenity of any neighbouring residents, visual amenities of the area, highway safety or ecology of the area.

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

<b>RECOMMENDATION:</b>	That planning consent be granted subject to the imposition of conditions.
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