

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 03.26.0020
Our ref: 03.25.0020
Date: 05.02.2026

For the attention of Ben Taylor

Planning application no.: 3.26.0020

Proposed: Change of Use from Dwelling House (C3) to furnished short-term holiday let (C5)

Location: 19 Pendle Road, Clitheroe BB7 1JQ

The plans and information submitted have been viewed and the following comments are made.

The 2 bedroom dwelling house will not see an increase in the number of bedrooms.

This (c3) has no existing parking at the moment. The parking standards for the proposed (C5) remain the same, therefore, no change to existing requirements of the rented 2 bed dwelling.

Ref. application submitted, It is noted that the proposed let is for a minimum of 105 days per year. There are 3 parking spaces available for the applicants dwelling (No. 21) and it is proposed that 2 car spaces will be made available for the holiday let.

An investigation of the 5 year accident record shows no collisions have occurred in the vicinity of the proposed site.

A degree of space should be retained as part of the proposal to allow for the storage of refuse bins, whilst retaining pedestrian access. As a result, this should avoid refuse migrating and ultimately being left on the back street.

There is no objection to this application as we wouldn't expect it to work differently to a dwelling.

There is no objection to the proposal subject to the comments being noted and the following condition.

Condition

- At least two secure cycle spaces should be provided. These may be provided in a cycle shed located within the development. Reason: To allow for the promotion of sustainable forms of transport and aid social inclusion.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

