

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

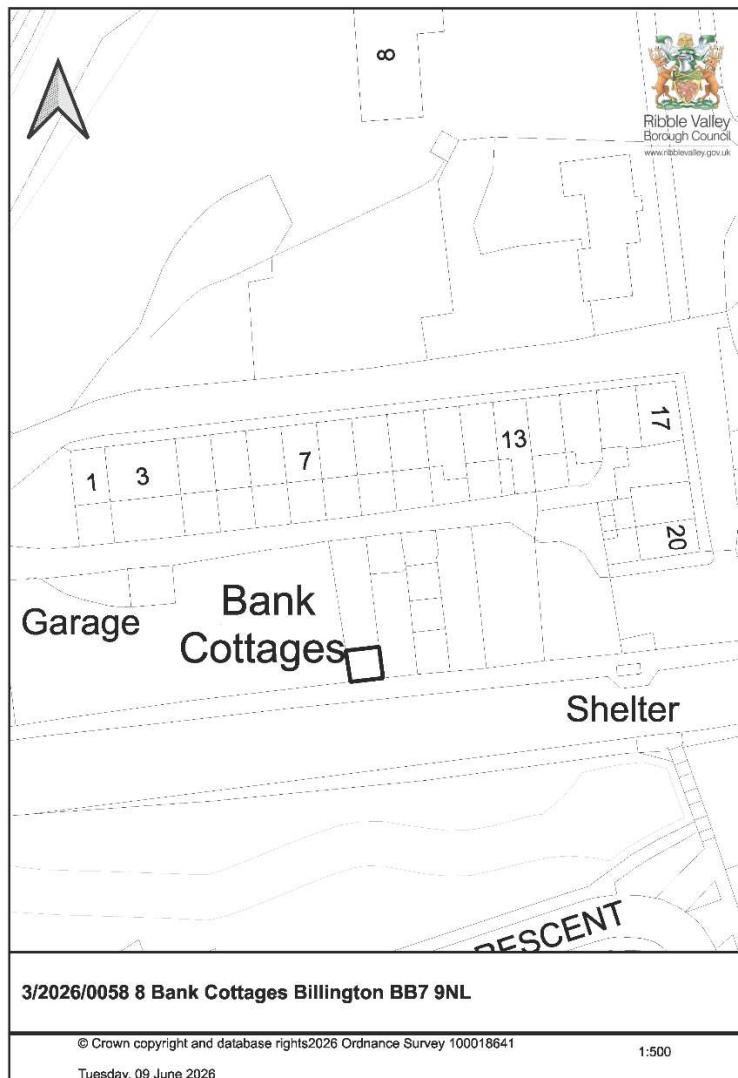
DATE: 25 June 2026
REF: EP
CHECKED BY: LH

APPLICATION REF: 3/2026/0058

GRID REF:

DEVELOPMENT DESCRIPTION:

REGULARISATION OF CHANGE OF USE OF SUMMER HOUSE TO BUSINESS USE (SUI GENERIS) AND INSTALLATION OF PEDESTRIAN ACCESS GATE ON WHALLEY ROAD AT 8 BANK COTTAGES, BILLINGTON BB7 9NL



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Billington and Langho Parish Council raise no objection but request that the hours of operation be limited to 09.00 – 20.00 Mon – Fri, 10.00 – 16.00 on Sat. They consider the pedestrian gate to be a benefit to encourage customers to park on the A666 instead of behind Bank Cottages.

LOCAL HIGHWAY AUTHORITY (LCC HIGHWAYS):

Lancashire County Council acting as the Local Highway Authority were consulted in relation to the proposal and raised no objections on highway safety or amenity grounds.

ADDITIONAL REPRESENTATIONS:

More than 10 letters of representation have been received objecting to the proposal, with the concerns summarised as follows

- Breach of privacy
- Security concerns with removal of hedgerow to accommodate pedestrian access
- Sets precedent for business use
- No foul sewerage
- Increase in traffic and parking impact
- Disturbance at unacceptable hours
- Concerns over submitted hours not being accurate

Two letters of support were also received for the application.

1. Site Description and Surrounding Area

- 1.1 The application site relates to a detached summer house within the rear curtilage of 8 Bank Cottages in Billington. The surrounding area is predominantly residential in nature being typified largely of terraced houses.

2. Proposed Development for which consent is sought

- 2.1 The application seeks retrospective consent for the change of use of the existing detached summer house to allow the applicant to work from home. The proposed use is for massage/beauty therapy (sui generis use class).
- 2.2 The application also seeks retrospective consent for the installation of a gated pedestrian access to the rear of the residential curtilage which would allow clients to visit the site without entering the main dwelling.

3. Relevant Planning History

None

4. Relevant Policies

Ribble Valley Core Strategy

Key Statement DS1: Development Strategy

Key Statement DS2: Sustainable Development

Policy DMG1: General Considerations

National Planning Policy Framework (NPPF)

5. Assessment of Proposed Development

5.1 Principle of Development:

5.1.1 The application site lies within the settlement boundary of Billington, which is a Tier 1 settlement in the Core Strategy. The proposed development is therefore considered to be acceptable in principle, being a use which is not inappropriate in this area given its location adjacent to the A666 and being situated within a built-up context. Given the small-scale nature of the development, it is not necessary to apply the town centre sequential test policy outlined in the National Planning Policy Framework

5.2 Impact upon Residential Amenity:

5.2.1 The proposed change of use will allow the applicant to work from home and treat clients on a one-to-one basis. As such, there will only ever be one client at the site at a time. It is therefore not considered that the proposed change of use would result in an intensification of use of the site that differs significantly from that that would be afforded by the general comings and goings of a residential property.

5.2.2 Concerns have been raised over the operating hours of the business with representations suggesting that clients are attending outside of the proposed hours. The applicant has stated the business will be open 9am-8pm Monday – Friday and 10am – 4pm on Saturdays. These are not considered to be unsociable hours and given the applicant will see one client at a time, it is not considered there would be any significant adverse impact to residential amenity. These hours of operation can be restricted by planning condition, and any business use taking place outside of such hours would be considered a breach of planning. Furthermore, the applicant has confirmed within the supporting statement that they would work from home on a part time basis mitigating the potential impact.

5.2.3 The new pedestrian access is low in height and does not project beyond the existing boundary treatment. As such, this part of the proposal does not inflict any adverse impact on neighbouring amenity by virtue of loss of light or overbearing impact.

5.2.4 The new pedestrian access will be used by clients of the applicant's business. They would park on Whalley Road to use the access gate, as opposed to Bank Cottages itself, reducing any potential impact or disturbance for the residents of Bank Cottages.

- 5.2.5 As such, given the modest nature of the development it is not considered that there would be any significant adverse impact on residential amenity and it would satisfy policy DMG1 of the Core Strategy. Particularly when compared with the typical activity of a residential dwelling.

5.3 Visual Amenity/External Appearance

- 5.3.1 The summer house itself was constructed utilising permitted development rights and does not form part of the assessment. Nonetheless, the existing boundary treatment at the site largely screens the building from view.
- 5.3.2 The constructed pedestrian access and timber gate is readily visible from within the public realm, being located on Whalley Road itself. Whilst the new gated access does introduce a new type of development on this stretch of Whalley Road, it is small in scale and does not appear overly dominant within the street scene.
- 5.3.3 Furthermore, there are various types of boundary treatment and street furniture found in the immediate vicinity of the site. These include wooden fencing, metal fencing, bus stops and bollards. Therefore, the application gate does not appear overly stark in contrast with the boundary hedgerow by virtue of other development found nearby to offset the visual impact.
- 5.3.4 In isolation, the gate would fall under the realm of permitted development, given it is not over 1m in height.
- 5.3.5 As such, it is not considered the development is of harm to the character or visual amenities of the area and it would satisfy policies DMG1 and DMG2 of the Core Strategy.

5.4 Landscape and Ecology:

- 5.4.1 The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as is a retrospective application.
- 5.4.2 No other ecological constraints have been identified.

5.5 Highway Safety and Accessibility:

- 5.5.1 Lancashire County Council acting as the Local Highway Authority were consulted in relation to the proposal and raise no objections on highway safety or amenity grounds.
- 5.5.2 LCC originally requested a parking plan and operational statement as supplementary information to assist in assessing the proposal. However, on the basis that the application dwelling itself does not benefit from on-site parking, it was agreed this wasn't a practical request. As per the existing arrangement of the dwellings on Bank Cottages, on street parking is proposed. However, given the new pedestrian access is located on Whalley Road, on street parking is proposed here instead and therefore it is not expected there would be any parking impact to Bank Cottages itself. Only one client vehicle is expected to make use of on-street

parking at any one time and given the amount of on-street parking provision available on Whalley Road, this impact would be negligible.

5.5.3 An operational statement was not considered necessary given the small-scale nature of the proposed use. Furthermore, the specific details of such a statement could not be reasonably secured via planning condition and therefore could not be afforded any great weight.

5.5.4 As such, there are no grounds for refusal on highway impacts.

5.6 Other Matters

5.6.1 During the course of the application the Council were made aware that the applicant is the tenant of the property and not the owner. Therefore, the incorrect certificate has been signed on the application form. An updated form / certificate has been requested and is expected prior to the application being considered at committee. The owner and landlord of the property is aware of the application and has made written representation, as such this should not delay the decision being issued.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 As such, 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 the application be APPROVED on receipt of the correct certificate subject to the imposition of the following conditions:

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan
Front Elevation
Left Elevation
Right Elevation

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

2. The use hereby approved shall only be operated between the following hours:

9am – 8pm Monday to Friday
10am – 4pm Saturday

REASON: In the interests of residential amenity.

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any subsequent re-enactment, the building hereby approved for the change of use shall only be used for beauty and massage therapy (sui generis use class) and for no other purpose.

REASON: To clarify the permitted use of the building to protect the character and function of the immediate area.

BACKGROUND PAPERS