

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	3/6/26	Manager:	LH	Date:	5/6/26

Application Ref:	3/2026/0141			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	10/4/26	Site Notice:	10/4/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Regularisation of unauthorised change of use of annex to holiday let and insertion of roof lights.
Site Address/Location:	Ash Lea, Whalley Road, Pendleton, BB7 1PP.

CONSULTATIONS:	Parish/Town Council
Pendleton Parish Council:	Consulted 27/3 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections.
RVBC Environmental Health:	No objections.
CONSULTATIONS:	Additional Representations.
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: 3/2022/0379: Variation of Condition 2 (Plans) to allow substitution of plans as balcony and split level accommodation to be removed and 3 (materials) change from zinc and timber cladding to stone and render of planning permission 3/2021/0169 (Approved) 3/2021/0169: Construction of annex living accommodation in place of existing outbuilding (Approved)

3/2020/0481:

Application to establish lawfulness of extension to domestic curtilage (Approved)

3/2012/0606:

Application for a Lawful Development Certificate for proposed single storey extensions to the rear (West) and side (South) of the dwelling and proposed loft conversion incorporating 2no. pitched dormer windows and the insertion of rooflights to East and West roof slopes. New window openings in South, East and West walls of existing building. Detached garage structure incorporating extension of existing drive with surface water run-off of soakaway. Replacement of Hardrow roof slates with natural blue/ grey slate finish (Approved)

3/2012/0055:

Alterations/Extensions of existing dwelling to provide required bedroom accommodation at first floor level, incorporating roof lift, 3no. dormer windows to the West elevation and rooflights to the East elevation, facing of East elevation with natural stone with natural stone quoins and surrounds to openings (Withdrawn)

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a dormer bungalow property and its associated annex accommodation situated on the Southern extents of Clitheroe. Access to the application site is from Whalley Road via a single width access track which also partially serves as Public Right Of Way FP0332001 and provides access to a small cluster of residential properties including the property known as Ash Lea and its detached annex accommodation which forms the basis of this application. Clitheroe Town Centre lies approximately one kilometre away to the North-east of the application site with residential and commercial development located to the North of the site and with open countryside bordering the Eastern, Western and Southern extents of the site.

Proposed Development for which consent is sought:

Planning consent was granted for the construction of a detached annex building to serve the residential property of Ash Lea under application 3/2021/0169, with the approved design and materiality of the detached annex building subsequently altered under application 3/2022/0379. Condition 4 imposed on planning consent 3/2022/0379 was imposed to restrict the use of the annex accommodation as an extended family unit in association with Ash Lea however it has since come to light that the annex accommodation has been in use as short term holiday let accommodation since being constructed in January 2024. In addition, two rooflights have been installed to the Northern roofslope of the annex building without planning consent. Consequently, retrospective planning consent is sought for the continued use of the existing building as short term holiday let accommodation and retention of the unauthorised rooflight features.

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 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 allows for development outside of the Borough's defined settlement areas for the purposes of small scale tourism. 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 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 building is a modestly sized structure which provides a modest level of visitor accommodation and on-site parking. The proposed change of use is therefore considered to fall within the threshold of small scale tourism. 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, whilst the application site technically occupies an open countryside location, the site nonetheless lies within walking distance of various services and facilities within Clitheroe on a main road location with pavements and street lighting and with numerous public transport links located

between the site and Clitheroe town centre which itself 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 building is sited in close proximity to numerous residential properties and also the settlement boundary of Clitheroe which lies approximately 100 metres away to the North of the site. As such, the proposed development is considered to be well related to existing built form and as such satisfies criteria point 2 of Policy DMB3.

Having regard to criteria point 3, two rooflight features have been added to the Northern roofslope of the application building without planning consent however it is not considered that the retention of this unauthorised development would be harmful to the visual amenities of the area (this aspect of the proposal is covered in more detail below in the 'Visual Amenity/External Appearance' section of this report). The proposal would therefore satisfy criteria point 3 of Policy DMB3.

Turning to criteria point 4, the application site is located in close proximity to Whalley Road which is a busy throughfare 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 walking distance of numerous public transport links located just to the North of the site. The proposal would therefore satisfy criteria point 4 of Policy DMB3.

With respect to criteria point 5, the existing parking arrangement for the site has been subject to review from LCC Highways who have deemed this arrangement to be acceptable therefore the proposal would satisfy criteria point 5 of Policy DMB3.

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 stays of less than three nights are not offered in order to minimise disruption and traffic for the applicant and surrounding residents, with no complaints having been received from neighbouring residents in relation to the existing holiday let use. 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 there being no history of complaints on record in relation to the use of the holiday let accommodation which has been in operation for a period in excess of two years.

Accordingly, it is not considered that the continued use of the application building as holiday let accommodation would give rise to noise and disturbances that would be unduly harmful to the amenity of any 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:

Paragraph 135 (c) of the NPPF states:

'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting'.

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'

As previously conveyed, two rooflight features have been added to the Northern roofslope of the application building without planning consent however the roof lights in question are modestly sized features with regards to their height and width measurements and as such read as proportionate and discreet additions to the building. Furthermore the application building has otherwise been constructed in accordance with planning consent 3/2022/00379 and no further alterations are proposed to the building as part of the proposed change of use.

Consequently, it is not considered that retention of the unauthorised development would be harmful to the visual amenities of the area. The proposal would therefore satisfy the requirements of Paragraphs 135 (C) of the NPPF and Policy DMG1 of the Core Strategy.

Highways and Parking:

The proposed development has been subject to review from Lancashire County Council Highways who in their initial response made a request for further information to be provided with regards to parking arrangements for the application site. An amended existing site plan has since been provided showing parking arrangements for the holiday let accommodation and Ash Lea, with the amended site plan having since been reviewed by the LHA who have raised no objections to the existing parking arrangement on site or other aspects of the proposal. 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 forms the basis of retrospective development.

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.

RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.
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