

Background & Supporting Statement

The Annex, Ash Lea, Whalley Rd, Clitheroe BB7 1PP

On 14th April 2021 permission was granted in relation to application 03/2021/0169 to build an annex in place of an existing outbuilding.

The initial design for the building included a balcony along with a mezzanine (office area) however at the point the build commenced, we personally felt that the design was incongruous to the surrounding area and made changes to the design specifically removing the balcony and mezzanine and altering the materials used to fit more with the character of the immediate settlement. These changes are detailed in application 03/2022/0379.

Whilst separate from the main dwelling all services and utilities come directly from the main dwelling and the dedicated parking is adjacent to the garage which is in constant use for the main dwelling. This can be seen on the site plan and the supporting photographs.

Condition 5 of the planning permission stated that the building should only be occupied as an extended family unit and not used as a separate unit. Our understanding of this condition was that it was to prevent the annex becoming an additional dwelling but did not prevent us using it for short term lets. On that basis in January 2024 upon completion, we marketed the annex via cottages.com assuming that as it was an extension of the main dwelling we could operate in accordance with the governments rent a room scheme.

At no point did we believe we were in breach of planning control

In January 2026 we received notification of an anonymous complaint advising that this was not the case and following a site visit by RVBC Planning Enforcement Officer have been advised to submit an application for change of use. In addition, the Enforcement Officer advised that the rooflights installed were not on the original design and required planning permission – this is also something we were unaware of.

In 2024 the holiday let achieved 67% occupancy and in 2025 it achieved 73% occupancy. At no point during this time have we received any negative feedback or complaints from neighbours living in the settlement. We do not offer stays less than 3 nights in order to minimise disruption and traffic for ourselves and the further settlement. We have no intention of allowing the annex to become a permanent residence for anyone other than extended family and as both sets of our elderly parents live locally, it is highly likely that in time we will require the annex to enable one of these parents to live alongside us with support. In the meantime, we feel it would support some of the key Ribble Valley planning policies if permission were to be granted for the annex to be used for short term lets with a condition limiting the maximum stay by any one person in a calendar year.

We believe that as a short-term holiday let, the Annex would support the following policies;

- **DMB3 (Recreation and Tourism Development)** enhancing tourism facilities, is physically well-related to the existing settlement and adjacent buildings, and does not undermine the area's character.
- **Policy DMG2 (Strategic Considerations):** Although on the edge of open countryside, the development is small-scale and "in keeping with the character of the landscape" regarding size, design, and materials. As a short-term holiday let the property supports small scale tourism appropriate to a semi-rural area.
- **Policy DMG1 (General Considerations):** In terms of the impact on "residential amenity." The small scale of the property along with the provision of dedicated parking keeps noise and traffic to a minimum. In addition, the visual appearance of the property and the relationship to the surroundings has minimised the effect of the development on existing amenities.
- **Key Statement EC3 (Visitor Economy):** Permission for a short-term holiday let would "contribute to and strengthen the visitor economy" of the borough. The success of the property to date supports the demand for tourist accommodation and will ensure that the visitor economy continues to grow

With regard to the rooflights, although they were not on the original plans submitted, the lights do not project from the roof slope and do not fundamentally change the shape of the roof. In addition, the roof lights enable the property to achieve privacy for surrounding properties whilst maximising natural daylight internally. The fact that the development has been signed off by RVBC Building control demonstrates that the roof lights comply with building regulations for structural integrity, safety, and energy efficiency.