

Planning Support Statement

Dewhurst House, 1 Dewhurst Farm, off Longsight Road, Langho, BB6
8AD

Change of use from holiday let to C3
dwelling with unrestricted residential use

Job No: 25/L/107

Version: 1.0

Prepared by: Stuart Booth

Contents

- 1 | Introduction
- 2 | Site and Property Characteristics
- 3 | Application Proposal
- 4 | Planning Policy
- 5 | Planning Assessment & Summary

1. Introduction

- 1.1 This Statement has been prepared by JWPC Chartered Town Planners on behalf of our client, Mr & Mrs Brelsford, to support a planning application for conversion of their holiday let property to an unrestricted C3 dwelling at Dewhurst House, 1 Dewhurst Farm, off Longsight Road, Langho.
- 1.2 This statement should be read alongside the submitted application documentation:
- Plans
 - Holiday Let Statement
 - Sales Brochure
 - Marketing Statement
- 1.3 This statement will detail the application site and proposal, the relevant planning policies, and make an assessment of the proposed development to justify an approval consistent with policy.
- 1.4 The application includes the requisite forms, plans and this supporting statement, and includes details to allow the planners to determine this application positively. However, it is requested that the Agents are contacted in the first instance if any further information is required to enable a positive determination.

2. Site and Property Characteristics

Location and Access

2.1 The planning application relates to an existing detached residential property available for holiday let, that lies close to Dewhurst Farm. The property lies directly adjacent to a row of other holiday let properties, which connects the site to the built up area to the east that is made up of the following properties and businesses:

- Kemple View Priory Hospital
- Langho Football Sports and Social Club
- Conkers Nursery
- The Sanctuary of Healing
- Longsight Plant Nursery, Home and Gardens Garden Centre and Stables
- 100 or so residential properties on The Rydings, The Dales and Dewhurst Road

2.2 The plan below shows these areas and their connection to the application site, with a larger annotated plan provided **at Appendix A**. Similar to the application site, none of the above businesses, facilities, services or homes are located within a defined urban area, but are all accessible from the A59 to the north and provide a mass of built development.



Aerial Photograph of Site and Surroundings

- 2.3 The application property is accessible by vehicle from an access road directly off the A59 Longsight Road, which also provides access to the properties on Dewhurst Farm itself. This road also provides access to the adjacent holiday let properties and serves as a Public Right of Way (Footpath 0306014) therefore also providing footpath connections to the wider footpath network and to nearby villages and towns.
- 2.4 Directly at the junction of the access track and the A59 is a bus stop (Copster Green, Dewhurst Farm) that lies on either side of the A59 and provides regular bus connections in both directions.
- 2.5 Buses available from the stops include the 25, 280, 458 and 623 providing connections to nearby towns and villages along the route and to local school services in Clitheroe.
- 25 - Clitheroe - Blackburn
 - 280 - Preston - Clitheroe – Skipton
 - 458 - School Bus - Clitheroe Ribblesdale High School
 - 623 - School Bus – Clitheroe Royal Grammar School
- 2.6 The connection of the property to the above largely built- up area and facilities, and the availability of directly accessible non-car means of travel to neighbouring towns and villages mean that the location should be judged as sustainable.

Planning History

- 2.7 The site has a long planning history, but the most relevant is a previous application two years ago that sought the same planning consent as this application. That application (Ref: 3/2024/0033) was refused for the following reason:

The proposal development would introduce a new residential dwelling with unrestricted occupancy into the defined open countryside without sufficient justification insofar that it has not been adequately demonstrated that the proposal would meet any of the exception criteria for allowing such new dwellings in the countryside. Furthermore the open countryside location of the application property means that future occupants would be reliant on a private motor vehicle to access services and facilities. Therefore the proposal fails to comply with Key Statements DS1, DS2 and DMI2 and Policies DMG2,

- 2.8 Since that refusal was made, the property has continued to be available as a holiday let and has also been on the market for sale as a property with the holiday let restriction in place (see brochure and marketing report). The previous planning application was refused largely because it was considered that insufficient justification had been demonstrated that it met any of the exception criteria under Local Plan Policy. The proposal now submitted includes updated evidence and justification to satisfy those exceptions in planning policy, which is detailed in Chapters 4 and 5 of this Statement and we trust these aspects will be considered by the planning officer in making their determination.
- 2.9 The previous reason for refusal also opined that the open countryside location means that the future occupants of the property would be reliant on a private motor vehicle to access services and facilities. This Planning Support Statement provides updated detailed evidence of the local provision of services and facilities available to this existing property that we trust, like the additional information on recent marketing and the holiday let businesses (commercially sensitive information), will also be considered in the planning balance in making a positive decision to allow consent.
- 2.10 Also important, and not relevant when the previous refusal was made, is that the Council cannot demonstrate a five year supply of housing land. Whilst the proposal would add just a single property to the supply of housing, it is nevertheless important as the relevant local plan policies are currently considered out of date, and this too should be weighed in the planning balance when the decision is made.

3. Application Proposal

- 3.1 The submitted application proposes a change of use of the property from a holiday let to an unrestricted residential dwelling. The application relates to the existing detached holiday let property and its associated garden and curtilage. There would be no changes to the appearance of the property, but plans of the existing property are provided with the application.
- 3.2 The application includes a Sales Brochure for the property and a Marketing Report as evidence of the continued attempt to sell the property as a holiday let, for more than twelve months.
- 3.3 The property was placed on the market at the beginning of October 2024, so at submission of the application in March 2026, it has been on the market for eighteen months and is still available, which can be seen via an online search for the property or on Armistead Barnett's website. It is also made clear on the sales brochure and the website that this is for sale as a holiday let property and is not an existing residential dwelling.
- 3.4 The property was sent to approximately 1,000 people on the sellers mailing list, which up to submission of the application has resulted in 3 enquires and just 1 viewing. No offers have been made. It is understood from the Estate Agent that some initial enquires have been made into the property from people who have not realised that the property was a holiday let, but were interested in the property as a residential dwelling.
- 3.5 The application also includes details of the business expenditure and income (Commercially Sensitive so please do not make public) for the period June 2021- June 2025. This data shows that the income from lettings has not covered expenditure for three years, leading to losses for an extended period. In that time, expenditure has increased due to inflationary pressures and the lettings fell significantly, which may be attributed to several factors, but is no doubt an impact from the number of other holiday properties adjacent the site. This evidence demonstrates a lack of commercial viability over a sustained period of time, which we consider to be sufficient to justify allowing the removal of the restrictive condition and change of use to an unrestricted dwelling.

4. Planning Policy

- 4.1 The development plan is made up of the Ribble Valley Local Plan Core Strategy (adopted in 2014) and the Housing and Economic Development Plan Document (HED) (adopted in 2019). Only policies in the Core Strategy are relevant to the proposal.
- 4.2 The Reason for Refusal of the previous application considered the similar proposal failed to comply with Key Statements DS1, DS2 and DM12 and Policies DMG2, DMH3 and DMG3 of the Core Strategy. These are set out below in the context of the site and proposal now submitted.
- 4.3 Key Statement DS1 is titled Development Strategy and provides details of where the majority of new housing development will be in the district. However, the policy does not state that development outside of these locations will be refused and therefore is not a policy relevant to this application. In addition, the lack of five year in the district means this policy is considered out of date.
- 4.4 Key Statement DS2 is titled Presumption in Favour of Sustainable Development and sets out that the presumption in national policy will be followed. It confirms that when relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether any adverse impact of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework (NPPF) taken as a whole, or specific policies in the NPPF indicate that development should be restricted. The updated NPPF (2024) has firmed up the presumption in favour of sustainable development and provides support for increasing house building across the country.
- 4.5 Policy DM12 it titled Transport Considerations and states that new developments should be “located to minimise the need to travel. Also it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car”. It also states that “In general, schemes offering opportunities for more sustainable means of transport and sustainable travel improvements will be supported”.

4.6 Policy DMG2 is titled Strategic Considerations and states that outside of the defined settlement areas development must meet at least one of several considerations, which relate to economic or social well-being, agriculture, local housing needs, tourism or other rural appropriate developments. The policy also states that within the open countryside development should be in keeping with the character of the landscape and where possible new development should be accommodated through the re-use of existing buildings.

4.7 Policy DMG3 is titled Transport and Mobility and states that the Council will attach considerable weight to the availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development. This is clarified further with several points for consideration, including:

1. The relationship of the site to the primary route network and the strategic road network.
2. The provision made for access to the development by pedestrian, cyclists and those with reduced mobility.
3. Proposals which promote development within existing developed areas or extensions to them at locations which are highly accessible by means other than the private car.
6. Proposals which locate development in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly.

4.8 Policy DMH3 is titled Dwellings in the Open Countryside and AONB and provides details of where residential development will be limited to:

1. Development essential for the purposes of agriculture or residential development which meets an identified local need.
2. The appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.

3. The rebuilding or replacement of existing dwellings subject to the following criteria:

- the residential use of the property should not have been abandoned.
- there being no adverse impact on the landscape in relation to the new dwelling.
- the need to extend an existing curtilage

4.9 The Policy also states that “the creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused on the basis of unsustainability.

4.10 It is noteworthy that the Local Plan prior to the Core Strategy, which itself is more than ten years old, contained a specific policy on Removal of Holiday Let Conditions. This policy was not carried forward into the Core Strategy, but the Core Strategy does note that policy DS1, DMG2, DMH3, DMH4 and DMG1 replaced it.

5. Planning Assessment

- 5.1. The proposals relate to an existing dwelling with a condition restricting its use to holiday let. Evidence has been provided that demonstrates the continued holiday let business for this property is unviable. Also, the applicant has attempted to sell the property as a holiday let business for more than 18 months, with no offers being made and very limited interest over this extended period. On those terms alone, it makes good planning sense to now allow the property to be used as an unrestricted dwelling, which requires the issuing of this planning consent.
- 5.2. The most sensible alternate use for an existing holiday let is a residential dwelling. This would require no physical development to the property or to its existing curtilage, and therefore there is no direct impact from the development on adjacent properties. The property is located adjacent four new build holiday let properties that were allowed consent in 2019 (Ref: 3/2019/0671). It is understood that the presence of these properties since being built and operated as holiday lets has reduced the viability of the application property, which is evidenced by the submission of the commercial data from the holiday let business.
- 5.3. The proposal includes details of the connection of the site to the adjacent holiday lets, houses and a range of commercial services and facilities, all of which lies outside of a defined settlement but nevertheless provide existing built development access for sports, leisure, and health and educational related facilities to the local community of over 100 homes. The property has access to the A59 main road and regular bus stops at the junction, via a public footpath. This Statement has demonstrated that the location has a good relationship with the road network, makes provision for access as an existing public footpath and is accessible by means other than the private car, most specially a bus stop directly adjacent the access lane, all of which make the proposal consistent with the considerations in Policy DMG3. These factors can also be described as providing good access by foot and cycle and having convenient links to public transport to reduce the need for travel by private car, consistent with Policy DM12. Such an approach is also consistent with the general approach in the NPPF.

- 5.4. On this basis, the proposed change of use would not be unsustainable, and therefore the apparent blanket approach in DMH3 to consider conversions from holiday lets to dwellings is unsustainable and should not apply.
- 5.5. In wider sustainability terms beyond location, the proposed removal of the condition could be considered similar to a proposal for conversion of an existing building that changes the use, but with no need for any physical building works. Policy DMH3 allows for appropriate conversion of existing buildings to dwellings providing they are suitably located and in keeping with their surroundings. Whilst this policy does directly state that removal of occupancy conditions will be refused on the basis of unsustainable, we have demonstrated that the sustainable nature of the location by dint of other means of travel means that the proposal is not inconsistent with this policy.
- 5.6. The local plan is out of date, by nature of a lack of five year land supply, and therefore the presumption in favour of sustainable development is applied, as set out in Policy DS2 of the Core Strategy. There are no aspects of the NPPF or site specific impact that would significantly or demonstrably outweigh the benefits of the development, which would provide an additional dwelling to the housing supply, and only requires the removal of the restrictive condition to do so.
- 5.7. We consider that the proposal is consistent with the development plan and should therefore be approved.

Appendix A – Plan of Built Development in Area



Application Property



Bus Stops (Copster Green, Dewhurst Farm)



Adjacent New Holiday Lets



JWPC Ltd

1B Waterview, White Cross
Lancaster, Lancashire, LA1 4XS

Tel: 01524 599980

enquiries@jwpc.co.uk www.jwpc.co.uk

