

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	09/07/26	Manager:	LH	Date:	10/7/26
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Application Ref:	3/2026/0319			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	29/05/26	Site Notice:	29/05/26	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed change of use from former stable block to holiday let.
Site Address/Location:	Field Barn, Old Langho Road, Langho, BB6 8AW.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection.

CONSULTATIONS:	Additional Representations.
One letter of representation has been received in relation to this application and the concurrent application for the conversion of the existing holiday accommodation to private annex (3/2026/0323). Whilst the representation does not object to either proposal in principle, it questions how the holiday let proposed under this application would be justified given its location outside the domestic curtilage and its apparent conflict with the findings of the 2016 appeal decision, which restricted the use of the building to “private recreational purposes incidental to the dwelling” in the interests of safeguarding the character and appearance of the countryside. The representation also raises concerns regarding the potential increase in vehicular movements associated with the proposed holiday let and annex, together with the possible implications for highway safety arising from the use of the existing access.	

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:

3/2026/0323: Change of use of first floor holiday let into private annex (Awaiting determination).

3/2025/0685: Regularisation of change of use of existing domestic outbuilding/garage to holiday let (Approved).

3/2016/1103: Erection of garage/ store building (part re-submission of application 3/2016/0241) (Approved).

3/2016/0241: Proposed garage/ annex building and stable block (Refused – split decision on appeal).

3/2014/0991: Extension and internal alterations to incorporate kitchen, dining and living space. Extension of residential curtilage (Approved).

3/2014/0406: Change of use from office to residential use with associated internal and external alterations including single storey extension and proposed extension of residential curtilage (Withdrawn).

3/2013/1065: Change of use from office to residential (Approved).

3/2008/0509: Removal of condition 5 and condition 6 of planning consent 3/2005/0783P, relating to personal and specific consent (Approved).

3/2005/0783: Change of use of redundant barn to office space (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a stable block associated with the residential property known as Field Barn, located approximately 250m to the south-east of Old Langho Road. Access is taken from Old Langho Road via a private access track, which was granted planning permission in 2005 (Ref: 3/2005/0783) as part of an application for the conversion of a barn to office use.

Planning permission was subsequently granted in 2013 (Ref: 3/2013/1065) for the change of use of the property from office to residential, followed by a further permission in 2014 for external alterations and extension of the residential curtilage.

The site was also subject to an application in 2016 (Ref: 3/2016/0241) for the erection of a garage/ annex building and a stable block. This application was refused but later allowed in part at appeal, with permission granted for the stable block (the subject of this application) but not the garage/ annex. A revised garage/ store building was subsequently approved under application Ref: 3/2016/1103.

More recently, planning permission has been granted for the conversion of the first floor of the garage building to a holiday let under application Ref: 3/2025/0685. It is understood that the stable block was, until relatively recently, used for an unauthorised commercial purpose; however, this use has now ceased, and the building is currently being used as an unauthorised domestic outbuilding/ annex located outside of the property's lawful residential curtilage. The external appearance of the stable block has also been unlawfully altered from that originally approved, including the insertion of new fenestration.

Proposed Development for which consent is sought:

Consent is sought for the change of use of the stable block to short-term holiday let accommodation, together with the retention of the unauthorised fenestration.

A separate, concurrent application (Ref: 3/2026/0323) has also been submitted for the conversion of the existing holiday let above the garage to ancillary annex accommodation serving the primary residential use of Field Barn.

Principle of Development:

The proposal relates to the change of use of an existing stable block to holiday accommodation. In this respect, Key Statement EC3 of the Ribble Valley Core Strategy supports proposals that contribute to and strengthen the Borough's visitor economy, including the creation of new accommodation and tourism facilities through the conversion of existing buildings. The proposal is therefore considered to be compliant with Key Statement EC3.

The application site lies outside a defined settlement boundary and is located within an area designated as Open Countryside. In accordance with Policy DMG2 of the Core Strategy, development in such locations may be supported where it comprises small-scale tourism or recreational uses that are appropriate to the rural area. The proposal seeks the conversion of a stable building to provide a modest level of holiday accommodation and is therefore considered to fall within the scope of small-scale tourism development. As such, it is considered to accord with the requirements of Policy DMG2.

It is acknowledged that there is an existing holiday let within the detached garage building associated with Field Barn, and that a concurrent application (Ref: 3/2026/0323) seeks its conversion to ancillary annex accommodation. However, there is no certainty that this scheme will be implemented and, as such, there remains the potential for two holiday lets to operate from the site. Notwithstanding this, it is not considered that this would result in a cumulative level of development exceeding that which could reasonably be defined as small-scale tourism within this rural context. With this in mind, no significant concerns are raised in this regard.

Furthermore, Policy DMB3 of the Core Strategy states that tourism development will be supported, subject to the following criteria:

1. *The proposal must not conflict with other policies in this plan.*
2. *The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and therefore no suitable existing buildings or developed sites available.*
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 landscapes areas; and*
6. *The proposal must take into account any nature conservation impacts using suitable survey information and where possible seeks to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.*

In this case, the stable block is located in close proximity to the main dwelling at Field Barn and the existing holiday let building. The proposal would therefore be well related to the existing group of buildings and is considered to comply with criterion 2.

With regard to criterion 3, whilst the unauthorised fenestration has resulted in a more domestic appearance than the original stable building, it is not considered to have materially harmed the character or visual amenities of the surrounding area. The building's overall scale, form, design and materials remain

sympathetic to its rural context, and no significant concerns are raised in this respect. This is discussed further under the 'Visual Amenity/ External Appearance' section of this report.

In terms of criteria 4 and 5, the site is accessed via an established private track connecting to Old Langho Road, which serves Field Barn. The proposal is therefore well related to the existing highway network. No objections have been raised by the Local Highway Authority in respect of traffic generation, and sufficient space exists within the site to accommodate vehicle parking, as confirmed within their consultation response. Accordingly, the proposal is considered to accord with these criteria.

With respect to criterion 6, the proposal does not give rise to any significant ecological or nature conservation concerns.

Overall, the development is considered to comply with the requirements of Policy DMB3, subject to compliance with other relevant development management policies within the Core Strategy.

Policy DMG3 of the Core Strategy requires that decision-making has regard to the availability and adequacy of public transport and supporting infrastructure. This aligns with the National Planning Policy Framework, which seeks to promote sustainable transport choices.

In this instance, the site lies within a rural location outside any defined settlement boundary, where access to services and public transport is limited. Future occupants would therefore be reliant on private motor vehicles, which weighs against the proposal in sustainability terms. However, this harm is balanced by the benefits associated with the re-use of an existing building.

Taking all of the above into account, the proposal is considered acceptable in principle, subject to the assessment of other material planning considerations.

It is noted that a third-party representation has questioned the appropriateness of the proposed use on the basis that the building lies outside the residential curtilage of Field Barn. However, this does not raise a planning concern in this instance. The proposed holiday accommodation, although under the same ownership as Field Barn, does not rely upon being located within its domestic curtilage in order for the use to be acceptable, as set out above.

Impact Upon Residential Amenity:

Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

Paragraph 135 of the National Planning Policy Framework also 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.'

In this case, there would be no direct overlooking or intervisibility between windows serving the proposed holiday let accommodation and the neighbouring dwelling and outbuilding at Field Barn. Whilst the proposed use has the potential to generate a degree of additional noise and activity, particularly when considered alongside the existing holiday let operating from the site, the development would remain modest in scale.

It is also noted that Field Barn is within the applicant's ownership. The nearest separate residential property, Lower Fold Farm, is located approximately 200m to the north-west of the application site. Given this separation distance and the modest nature of the proposed use, it is not anticipated that the

development would give rise to unacceptable levels of noise, disturbance or general activity that would materially harm the amenities of neighbouring occupiers.

Furthermore, concurrent application Ref. 3/2026/0323 seeks planning permission to convert the existing holiday let at Field Barn to ancillary annex accommodation. Should that development be approved and implemented, the site would contain only a single holiday let unit, thereby reducing the overall potential for visitor-related activity. Even if the annex scheme were not implemented and both holiday let units were to operate simultaneously, the scale of development would remain modest and would not be expected to result in a level of activity that would be materially harmful to neighbouring residential amenity.

Accordingly, the proposal is considered to accord with Policy DMG1 of the Core Strategy and paragraph 135 of the NPPF, as it would not result in undue harm to the amenity of neighbouring residents.

Visual Amenity/External Appearance:

Policy DMG1 of the Core Strategy provides 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.’

Paragraph 135 of the National Planning Policy Framework also states:

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

As set out above, the stable building already incorporates glazed window openings, with no new external alterations proposed as part of this application. Whilst the existing fenestration arrangement is currently unauthorised in planning terms, owing to the absence of a previous planning permission, their presence has not resulted in any material harm to the character, appearance or visual amenities of the surrounding area. The existing fenestration is relatively limited in extent and does not significantly detract from the building’s simple appearance or rural setting.

The proposal would not involve any alterations to the scale, form or massing of the building. The building would continue to appear as a modest rural structure that sits comfortably within existing cluster of built form at Field Barn and the wider landscape context. Consequently, the development is not considered to have an adverse impact on local character, visual amenity, or the wider landscape.

The proposal is therefore considered to accord with Policy DMG1 of the Core Strategy and Paragraph 135 of the NPPF.

Highways and Parking:

The application has been assessed by Lancashire County Council Highways, acting as the Local Highway Authority (LHA), which raises no objection to the proposed conversion of the stable building to holiday accommodation. The LHA notes that access to the site would continue to be taken from the existing private track serving the property off Old Langho Road, with no alterations proposed to the access arrangements. Sufficient parking and turning space can be accommodated within the site to serve the development, enabling vehicles to enter and leave the site in a safe manner. Furthermore, the LHA is satisfied that the proposal would have a negligible impact on the operation of the surrounding highway network.

It is acknowledged that third-party representations have raised concerns regarding the potential increase in vehicular movements associated with the proposed holiday let and ancillary annex proposed under the concurrent application (Ref. 3/2026/0323), together with the implications this may have for highway safety and the suitability of the existing access arrangements.

However, as outlined above, the LHA raises no concerns regarding the continued use of the existing access arrangements in their consultation response for this application, and conclude that the proposed holiday let would have a negligible impact upon the surrounding highway network.

In addition to this, it is important to note that the building subject to application Ref. 3/2026/0323 is currently operated as a lawful holiday let. The proposed use of this building as ancillary annex accommodation is therefore unlikely to result in an increase in traffic generation. It is reasonable to assume that occupation as an annex ancillary to the main dwelling would likely generate fewer vehicle movements than its existing use as separate short-term holiday accommodation, which may experience regular changes in occupancy and associated visitor trips.

Having regard to the comments of the Local Highway Authority and the nature and scale of the proposed development, it is not considered that the proposal would give rise to any unacceptable highway safety or parking issues. The development is therefore acceptable in highways terms.

Landscape/Ecology:

No ecological constraints have been identified with respect to the proposal. The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is subject to the de minimis exemption.

Other Matters:

A third-party representation has questioned the acceptability of the proposed holiday let on the basis that it would conflict with the 2016 appeal decision which granted planning permission for the stable building. That permission included a condition restricting the use of the building to “private recreational purposes incidental to the dwelling”, imposed in the interests of protecting the character and appearance of the countryside.

However, the purpose of that condition was to define the scope of the approved development and to prevent the building being used for alternative purposes that may cause harm to the surrounding area without first obtaining the necessary planning permission. It does not preclude the Local Planning Authority from considering and determining a subsequent application for an alternative use of the building on its own merits. The current application seeks such permission and therefore provides the appropriate mechanism through which the acceptability of the proposed change of use can be assessed.

Accordingly, should planning permission be granted, the use of the building as holiday accommodation would be authorised by a new planning permission and would not constitute a breach of the condition attached to the 2016 consent.

Observations/Consideration of Matters Raised/Conclusion:

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 planning consent be granted subject to the imposition of conditions.
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