

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:	3/2026/0323			 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:	Change of use of first floor holiday let into private annex.
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 comments received with respect to this application.

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 stable block to holiday accommodation (3/2026/0319). Whilst the representation does not object to either proposal in principle, it raises concerns regarding the potential increase in vehicular movements associated with the proposed annex and holiday let, 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 DMI2: Transport Considerations

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2026/0319: Proposed change of use from former stable block to holiday let (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internal and external alterations including single storey extension and proposed extension of residential curtilage (Withdrawn).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 detached garage building located within the residential curtilage of the 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 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 glazed fenestration.

Proposed Development for which consent is sought:

Consent is sought for the change of use of the existing holiday let above the garage to ancillary annex accommodation serving the primary residential use of Field Barn. No external alterations are proposed as part of the development.

A separate, concurrent application (Ref: 3/2026/0319) has also been submitted for the conversion of the existing stable block to short-term holiday let accommodation, together with the retention of the unauthorised fenestration.

Principle of Development:

The proposed development involves the conversion of an existing holiday let to ancillary annex accommodation. In assessing the principle of development, Policy DMH5 of the Ribble Valley Core Strategy is of primary relevance.

Policy DMH5 supports proposals for annex accommodation where the accommodation is capable of being integrated into the main dwelling or used for a purpose ancillary to the main dwellinghouse should circumstances change, and where it provides only a modest level of accommodation.

In this case, the proposed annex would be situated within the residential curtilage of Field Barn and would utilise an existing outbuilding that was originally granted planning permission as a garage/ store serving the dwelling. Given its physical relationship to the primary dwellinghouse and its location within the domestic curtilage, the accommodation would be readily capable of being used for an ancillary residential purpose if future circumstances required.

The proposed annex would comprise a single en-suite bedroom together with an open-plan kitchen and living area, accessed via an external staircase. The accommodation would therefore be limited in scale and would remain clearly subordinate and ancillary to the main dwellinghouse, rather than functioning as a separate independent dwelling.

Accordingly, the proposal satisfies the requirements of Policy DMH5 of the Ribble Valley Core Strategy and is therefore acceptable in principle.

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.'

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 scale and ancillary nature of the proposed annex accommodation, it is not considered that the development would give rise to any unacceptable impacts upon the living conditions of neighbouring occupiers.

Furthermore, there would be no direct overlooking or significant intervisibility between the proposed annex and the existing stable block, which is the subject of a separate application for conversion to holiday accommodation (ref. 3/2026/0319). As such, the proposal would not give rise to any detrimental effects on the amenity of future occupants of either building.

The proposal is therefore considered to comply with Policy DMG1 of the Ribble Valley Core Strategy and paragraph 135 of the NPPF, as it would not result in undue harm to residential amenity.

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.'

The proposal relates solely to the change of use of an existing outbuilding to ancillary annex accommodation and would not involve any alterations to the external appearance of the building. As a result, the development would preserve the appearance and character of the existing structure and would not introduce any new built form into the landscape.

Given the absence of external works, the proposal would have no material impact on the character and appearance of the site, the wider countryside, or the surrounding landscape setting. The development is therefore considered to accord with the design and visual amenity requirements of Policy DMG1 of the Core Strategy and paragraph 135 of the NPPF

Highways and Parking:

Lancashire County Council Highway Authority have been consulted on the proposed development. Whilst no formal response has been received at the time of writing, it is noted that the building is currently operated as a holiday let, with the proposal seeking its conversion to ancillary annex accommodation associated with the main dwelling, Field Barn.

Planning permission for the use of the building as a holiday let was granted under application 3/2025/0685. During the assessment of that application, the Local Highway Authority raised no objection, noting that there was sufficient space within the site to accommodate parking for both the holiday let and the existing dwelling. The Highway Authority further advised that the proposal was unlikely to result in a significant increase in vehicular movements and would therefore have a negligible impact on the operation and safety of the local highway network.

Against this, it is considered that the proposed annex use would likely generate fewer vehicle movements than the existing authorised holiday let use. Unlike a holiday let, which may experience regular changes in occupancy and associated visitor trips, the annex would be occupied in connection with the main dwellinghouse and would not function as a separate unit. Consequently, the proposal is likely to reduce trip generation when compared with the extant permission.

The site also benefits from sufficient off-street parking provision, including the retention of the existing garage and forecourt area. As such, the proposal would not give rise to any parking deficiencies or highway safety concerns. Accordingly, the development is considered acceptable in highway and parking terms.

It is acknowledged that third-party representations have raised concerns regarding the potential increase in vehicular movements associated with both the proposed annex and the holiday let accommodation proposed under the concurrent application (ref. 3/2026/0319), together with the possible implications for highway safety arising from the use of the existing access.

However, the Local Highway Authority (LHA) has been consulted on application 3/2026/0319 and raises no objection to the proposal. In its consultation response, the LHA raises no concerns regarding the continued use of the existing access arrangements. The Authority further advises that sufficient parking and turning space can be accommodated within the site to serve the proposed development, allowing vehicles to manoeuvre and exit the site in a safe manner. The LHA also concludes that the proposal would have a negligible impact on the operation of the surrounding highway network.

Having regard to the existing lawful use of the outbuilding as a holiday let, the reduction in trip generation likely to arise from its conversion to ancillary annex accommodation, and the Local Highway Authority's assessment of the concurrent holiday let proposal, it is not considered that the cumulative impact of the

two developments would result in a severe impact on highway safety or the operation of the local road network.

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.

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.