

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LW	Date:	23/06/26	Manager:	LH	Date:	26/6/26

Application Ref:	3/2026/0373			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	29/05/26	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Conversion of existing dwelling into two separate dwellings.
Site Address/Location:	27 Calder Avenue, Billington, BB7 9NQ.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to adequate off-street parking and turning being retained within the site.

CONSULTATIONS:	Additional Representations.
One letter of representation has been received. Whilst no objection is raised to the proposed development, the representation draws attention to an existing legal agreement relating to rights of access to the application site.	

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 National Planning Policy Framework (NPPF) Relevant Planning History: 3/2020/0260: Conversion of existing dwelling into two separate dwellings (Approved). 3/2016/0906: 2 storey side and rear extension (Approved). 3/2015/0377: 2 storey side extension and single storey rear extension (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Site Description and Surrounding Area:

The application relates to a two-storey semi-detached dwelling located off a private road that interfaces with Calder Avenue at its southern extents. The area is predominantly residential in character with the immediate area being typified by two-storey residential properties that are largely configured in semi-detached arrangements.

The dwelling is located within the defined settlement of Billington, with the settlement being defined as a Tier 1 Village within the adopted Core Strategy.

Proposed Development for which consent is sought:

Consent is sought for the subdivision of the existing dwelling to create two residential planning units.

The part of the building proposed to form the second unit currently comprises extended accommodation associated with No.27 Calder Avenue, constructed pursuant to planning permissions 3/2016/0906 and 3/2015/0377.

Both proposed units would provide three bedrooms at first-floor level, with a lounge and kitchen at ground floor. Parking provision is proposed to the front of the site, while the existing rear garden would be subdivided to provide each dwelling with an element of private amenity space. No external alterations to the building are proposed.

The application is a resubmission of previously approved planning application 3/2020/0260, which was granted consent (subject to conditions) in 2020. However, it is understood that the permission was not implemented with the three-year period for commencement having now expired.

Principle of Development:

The proposal seeks to create a new, independent residential planning unit at the site. Accordingly, it is necessary to consider whether the development would conflict with the Borough's overall development strategy in relation to the location of new housing.

In this regard, the site lies within the defined settlement boundary of Billington, identified as a Tier 1 Village. Notwithstanding other development management considerations, the proposal is therefore considered to accord with Key Statement DS1 and Policy DMG2 of the Core Strategy, which direct new residential development towards sustainable locations within the defined limits of Principal Settlements and Tier 1 Villages.

On this basis, the principle of creating an additional residential unit in this location, through the subdivision of an existing dwelling, is considered to be acceptable and broadly consistent with the overarching development strategy for the Borough.

Impact Upon Residential Amenity:

The proposal involves the creation of an additional residential planning unit; therefore, consideration must be given to the potential for any adverse impact on existing and future residential amenity.

No external alterations are proposed to the built form of No.27 Calder Avenue, including extensions or the introduction of additional window openings. Furthermore, the scale and nature of the residential use, together with associated day-to-day activities, would be comparable to those already experienced within the surrounding area.

As such, it is not considered that the proposal would result in any significant or demonstratable harm to the residential amenity currently experienced by neighbouring occupiers.

Visual Amenity/External Appearance:

The submitted details propose no external alterations to the existing dwelling, with the subdivision to be achieved primarily through internal reconfiguration. As such, the development would not materially alter the existing built form or give rise to any additional impact on the character or visual amenities of the area when compared to the current situation.

In facilitating the subdivision, additional parking provision is proposed to serve the new residential unit. This would involve the subdivision of the existing front forecourt to provide two parking spaces for each dwelling. Whilst this arrangement may result in a greater presence of parking vehicles within the street scene, it is noted that the existing front garden area of No.27 Calder Avenue is capable of accommodating a comparable level of parking within its current configuration.

Taking the above into account, it is not considered that the proposal would result in any material or demonstratable harm to the character or visual amenities of the area beyond that which could reasonably occur under the existing lawful use of the site as a single residential unit.

Highways and Parking:

The application has been subject to review by Lancashire County Council Highways, and comments have been received.

The Local Highway Authority (LHA) notes that, whilst the proposal may result in a modest increase in vehicular movements associated with the additional dwelling, the overall level of traffic generation is expected to remain low. As such, it is not considered likely to give rise to adverse impact on highway safety or the operational capacity of the surrounding road network. Subject to the retention of adequate off-street parking and turning facilities, the LHA raise no objection to the development.

The submitted details indicate the provision of two off-street parking spaces to the front of each dwelling, which is considered appropriate for properties of this size (three bedrooms).

In light of the above, the proposal is considered acceptable in terms of highway safety and parking provision, subject to the imposition of appropriate planning conditions.

Landscape/Ecology:

No ecological constraints have been identified in relation to the proposed development. The proposal is also exempt from the requirement to deliver a 10% Biodiversity Net Gain, as it falls within the de minimis exemption.

Other Matters:

Right of Access

A representation has been received in respect of the application querying the applicant's lawful ability to utilise the proposed access road/driveway onto Calder Avenue, as it lies outside the applicant's ownership. The Local Planning Authority notes this concern; however, it is also acknowledged that the applicant has served the requisite notice on all landowners with an interest in the land to which the application relates.

Notwithstanding this, matters relating to private land ownership and rights of access are not material planning considerations in the determination of the application. Such issues are private civil matters and fall outside the scope of the planning process.

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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