

Planning Statement

Application for Change of Use from Dwellinghouse (Use Class C3) to Short-Term Holiday Accommodation

55 Shawbridge Street, Clitheroe, BB7 1LZ

1. Introduction

This statement supports an application for the change of use of 55 Shawbridge Street, Clitheroe, from an existing dwellinghouse (Use Class C3) to professionally managed short-term holiday accommodation. The application relates solely to the proposed use of the property. The property is currently undergoing renovation and refurbishment.

2. The Property

The property is an existing terraced house located within walking distance of Clitheroe town centre, local shops, cafés, restaurants, public transport and visitor attractions. The property will remain a single self-contained dwelling occupied by one booking at a time.

3. The Proposal

Planning permission is sought to enable the property to operate as high-quality self-catering holiday accommodation. The property will accommodate a single group of guests per booking and will not operate as a hotel, guest house or venue for parties or events.

4. Physical Works

No extension, increase in the building footprint, alteration to access arrangements or additional parking is proposed as part of this planning application. The proposal relates solely to the change of use. Any ongoing refurbishment or upgrading of the property is separate from the planning permission sought.

5. Parking and Access

Existing pedestrian and vehicle access arrangements will remain unchanged. Guests will make use of existing on-street parking together with the nearby free public car park. No changes to access or parking are proposed.

6. Residential Amenity and Management

The property will be professionally managed by the owners. Guests will receive clear guidance regarding noise, parking, refuse and recycling, and respect for neighbouring

residents. The accommodation is intended to provide high-quality visitor accommodation within a residential setting.

7. Tourism and Economic Benefits

The proposal will provide additional visitor accommodation within Clitheroe and support the local visitor economy by encouraging visitors to use local shops, cafés, restaurants and attractions throughout the Ribble Valley. The proposal makes beneficial use of an existing property without increasing its physical footprint.

8. Conclusion

The proposal represents a straightforward change of use of an existing dwellinghouse. It does not involve any extension or increase in the scale of development. The proposal provides well-managed visitor accommodation in a sustainable town-centre location, and planning permission is respectfully requested.