

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	02/09/2026	Manager:	LH	Date:	4/9/26
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Application Ref:	3/2026/0555			 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	07/08/2026	Site Notice:	07/08/2026		
Officer:	MC				
DELEGATED ITEM FILE REPORT:				Decision	REFUSAL

Development Description:	Prior Notification for proposed change of use of agricultural building to Class E (dog day care) under Part 3 Class R of the GDPO.
Site Address/Location:	Squire House, Clitheroe Road, Knowle Green, PR3 2YS

CONSULTATIONS:	Parish/Town Council
No comments received in respect of the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	The application does not fully assess the impact of the proposal on the highway and more information is required.
RVBC Environmental Health Officer:	Concerns are raised with regards to the potential noise impact and a noise assessment is required to be submitted. Other conditions are suggested in relation to construction noise/deliveries, waste storage facilities provision and the control of construction noise/dust/fumes and vibrations.

CONSULTATIONS:	Additional Representations.
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018

Relevant Planning History:

3/2019/0030

Prior Notification for proposed road measuring 1254m in length and 2.4 metres wide.
Permission Not Required

3/2012/0271

Application to discharge condition no. 3 (cladding) of planning permission 3/2011/00865P.
Invalid

3/2011/0865

Proposed agricultural barn.
Approved with Conditions

3/2009/0561

Application to discharge condition no.2 (material samples), condition no.4 (tree canopy protection), condition no.5 (tree root protection), condition no.6 (phasing and implementation), condition no.7 (S 106 agreement) and condition no.9 (landscaping scheme) of planning consent 3/2009/0132P.

Approved No Conditions

3/2009/0169

Proposed agricultural barn to house agricultural equipment and materials in connection with the upkeep of the agricultural land and woodland belonging to Squire House.

Approved with Conditions

3/2009/0132

Proposed replacement dwelling and outbuildings.

Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an agricultural building at Squire House which lies to the east of the main dwelling. The building was granted planning permission under planning ref: 3/2011/0865 for the storage of materials for the upkeep of the agricultural land/woodland under full planning permission.

The site is accessed off a private track which also serves Public Right of Way Footpath FP0335002 and the site is located within the Forest of Bowland National Landscape.

Proposed Development for which consent is sought:

The application seeks the Council's determination as to whether prior approval of the highway impacts, noise impacts, contamination implications and flood risks would be required for the change of use of an agricultural building to a dog day care under Class R of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Whether or not Permitted Development

Subject to a number of conditions and restrictions, agricultural buildings and land in their curtilage may be converted to a 'flexible use' under Class R. Flexible use means any use falling within Class B8 (storage or distribution) of Schedule 1, Class C1 (hotels) of Schedule 1, or Class E (commercial, business or services) or Schedule 2 of the Town and Country Planning (Use Classes) Order 1987.

Firstly, it should be noted that planning ref: 3/2011/0865 included a planning condition (Condition 4) which restricts the use of the building to agricultural use only. As such, it is not considered that the proposal falls to be assessed under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018 and an application for full planning permission is required.

In addition to the above, it is the Council's view that the proposed use of the building as a dog day care would fall within the 'sui generis' use class. The applicant has provided an appeal decision which was allowed (APP/V0510/C/22/3294896) for a professional dog therapy services which included dog exercise, washing and associate facilities provided to visiting members of the public with no overnight accommodation. The Inspector of this appeal considered the proposed use fell within Use Class E.

The planning statement states that the business would offer a supervised day-visit care service where dogs are dropped off by their owners in the morning and collected later the same day, with care, feeding and

exercise provided in the intervening period. They also state that the business would also offer a collection and delivery service to clients as part of its day-to-day operating model.

It is the Council's view that the scheme does not fall within Use Class E and falls within a Sui Generis use. The nature of the business as a dog daycare which could include extended periods of day boarding falls within a 'sui generis' use class due to the nature of the use. The supporting statement indicates that the dog daycare would be used during daytime hours but no specific operating hours have been provided. As such, the use has the potential to operate during unconventional hours and has the potential to generate noise and nuisance.

The application details confirm that the owners would use a pickup and delivery service as part of their business which does not generally fall within a type of use whereby members of the public would visit the site. There is conflicting information within the supporting statement and a further email sent from the applicant dated 20 August 2026 whereby the agent for the application confirmed that the business will operate on a collection and delivery basis only and there would be no owner drop-off or collection at the site and dogs will be transported to and from the site in the operator's own vans.

As such, taking the above into consideration, it is not considered that the proposal falls within Use Class E c(iii) which is for services principally to visiting members of the public.

Observations/Consideration of Matters Raised/Conclusion:

Class R(a) sets out the Use Classes which proposals can be assessed against under Schedule 2, Part 3, of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018.

As previously stated, there is a restriction on the planning permission for the barn which means that planning permission is required to change the use of the building. In addition, the Council does not consider that the proposal falls to be assessed under Use Class E and falls within the 'sui generis' Use Class which does not benefit from prior approval under Class R.

Accordingly, the proposed development fails to meet the requirements of Paragraph R (a) of Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) Order 2015. As such, it is recommended that Prior Approval is refused.

RECOMMENDATION:

Refuse Prior Approval.