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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **LE** | **Date:** | **21.12.21** | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | **N** | **Photos uploaded** | **Y** |  |
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| **Application Ref:** | 3/2021/1075 |  |
| **Date Inspected:** | 8/12/2021 |
| **Officer:** | **LE** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVE** |
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| **Development Description:** | Regularisation of change of use of dwelling house to holiday let and siting of ancillary welfare unit. |
| **Site Address/Location:** | Cuthbert Hill Garstang Road Chipping PR3 2QJ |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments received |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| N/A |
| **CONSULTATIONS:**  | **Additional Representations.** |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:****Policy DS1: Development Strategy** **Policy DS2: Sustainable Development****Policy EN2: Landscape****Policy EC3: Visitor Economy****Policy DMG1: General Considerations** **Policy DMG2: Strategic Considerations****Policy DMG1: General Considerations** **Policy DMG2: Strategic Considerations****Policy DMB3: Recreation and Tourism Development** |
| **Relevant Planning History:**3/2009/0874 - Renewal of planning consent 3/2006/0845P, for a two storey extension and a single storey double garage – Approved with conditions |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application site is a farmstead located in an isolated position 1.5km to the West of Chipping and 5km North of Longridge as the crow flies. The farm house is a traditional stone-built dwelling located adjacent to the Road side with separate drive and parking to the east side. To the west side is a farmyard occupied by two agricultural buildings and surrounded by agricultural fields. There is 17 acres of farmland associated with the farm. There is a portacabin structure located in the field adjacent to the agricultural buildings.  |
| **Proposed Development for which consent is sought:**The application seeks consent for the regularisation of the change of use of the house to a holiday let and ancillary welfare unit.  |
| **Principle of Development:**A dwellinghouse is classed as C3 under the and Town and Country Planning (Use Classes) Order 1987 (as amended) and is defined as 6 persons living together as a household and a holiday let is also considered as C3 providing it meets the definition of a dwellinghouse and as such in some circumstances consent is not required for its use as a holiday let.There is case law on this subject and it was judged in the case Moore v. Secretary of State for Communities and Local Government 18 September 2012; that whilst it is always a matter of fact and degree larger holiday lets which may be capable of sleeping bigger groups than would normally be expected within a dwellinghouse would constitute a change of use. In this case the dwelling is advertised on a holiday booking website as being capable of sleeping 12 persons with 6 bedrooms and 4 bathrooms and therefore would be considered to be a sui generis use. The property was registered with the valuation office as a non domestic premises in March 2020. As the building is established there is no objection to it returning to permanent residential use if circumstances changed in the future. Core strategy policies are supportive of proposals which increase the range of tourism accommodation and the reuse of buildings is preferable to new build. In principle the proposed holiday let accords with policies EC3 and DMB3 and will assimilate into the landscape as there are no physical alterations proposed. The loss of the residential use associated with the farm has however resulted in a need for a welfare unit for the famer to use when tending the land which is all in the same ownership. It is accepted that the holiday use supplements the income particularly in the current economic recovery from the pandemic and in principle there is no objection to this small building which is practical for outdoor workers to use. As aforementioned there would be no objection to the dwelling returning to residential use associated with the farm in the future and it is proposed to limit the scope of the use within use class C3 with a condition restricting the occupancy and tying it to the farm to limit the need for additional buildings in the future. The siting and design of this building is subject to the material planning considerations. The site lies within the forest of Bowland AONB and therefore new developments should be designed sensitively with great importance placed on conserving or enhancing the landscape. |
| **Residential Amenity:**The farm is located approx. 180 metres from the nearest group of buildings. It is accepted that a holiday use may generate some more activity than a single dwelling house but given the distance to other dwellings it is not considered that this would have a material impact on the amenity of surrounding residents. The welfare units is a small structure ancillary to the agricultural activities at the site and there are no concerns raised with regards to impacts on nearby occupants with regards to this. |
| **Visual Amenity:**There are no physical alterations to the farm house and therefore this aspect will not have a material impact on the character of the surrounding area or landscape quality. The welfare unit is located in the field adjacent to the barn and is quite visible in long distance views. The plans indicate that it will be clad in dark stained timber but at present it is a white colour which adds to its visual impact giving it a stark appearance against the backdrop of brown stained timber buildings and fields. The applicant has agreed to relocate the unit directly adjacent to one of the agricultural buildings with the long side running along the elevation of this building so that only the short side will be glimpsed. They have agreed to do this in the spring. A suitable condition to ensure that the unit is moved and clad as specified within 6 months is proposed. The suggested location is within a group of existing buildings and the materials will also blend with the other buildings. Subject to this it is considered that the visual impact on the landscape will be minimal and will accord with policy EN2.  |
| **Highways:**There is an area adjacent to the house which is available for car parking, this is not formally marked out but measures roughly 10x23 metres so could probably accommodate at least 6 cars.  |
| **Observations/Consideration of Matters Raised/Conclusion:**Subject to controls over the precise use of the house and location and materials of the welfare unit and having regard to the relevant core strategy policies the proposal is considered acceptable. It is therefore recommended accordingly.  |
| **RECOMMENDATION**: | To approve planning permission.  |