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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LE** | | | | **Date:** |  | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** |  | **Photos uploaded** | | | |  |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0241 | | | | | |  | | | | |
| **Date Inspected:** | | | 5.5.2022 | | | | | |
| **Officer:** | | | **LE** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVE** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed change of use of existing first floor level ancillary living accommodation into office use and enlargement of rear two storey annex. | | | | | | | | |
| **Site Address/Location:** | | | | | 1A, 1B, 1C East View Terrace Whalley Road Langho BB6 8BX | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comments received | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | | |
| Parking layout required. | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Policy DS1: Development Strategy  Policy DS2: Sustainable Development  Policy EC1: Business and Employment Development  Policy EC2: Development of Retail, Shops and Community Facilities and Services  Policy DMG2: Strategic Considerations  Policy DMB1: Supporting Business Growth and The Local Economy | | | | | | | | | | | | | |
| **Relevant Planning History:**  2017/0726 - Change of use of existing building to three one-bedroom flats, and construction of new pharmacy building in place of existing garage. Formation of new vehicular access. – Approved  2020/0107 - Variation of condition 2 (approved plans) from planning permission 3/2017/0726 to increase the size of the building - Approved | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application property is located on Whalley Road Langho, adjacent to the junction with Moorland Road, a residential street. The site consists of an end terraced property adjoining a row of houses and new build detached pharmacy building. To the rear of the terraced building is a two storey extension. There is parking for 5 cars within the site. The site is located in the centre of Langho on a busy throughfare with a mix of residential and commercial properties in the surrounding area. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks consent for an infill extension to the side of the existing two storey extension adjacent to the porch. At ground floor the retail space will be enlarged into the existing and proposed extension and the first floor will be converted into office space and staff room. | | | | | | | | | | | | | |
| **Principle of Development:**  Core Strategy policies are supportive of business growth and the site is located within a settlement in a sustainable and accessible location. As such the principle of development is considered acceptable. | | | | | | | | | | | | | |
| **Residential Amenity:**  The annexe accommodation will be lost, and the existing business premises will be enlarged through the creation of additional retail floor area and office space. The extension will be located on the side of the building which faces the new pharmacy building and car park. It is not considered that the change of use of part of the premises would result in additional noise and disturbance to neighbours and the extension is located so as not to have an impact in terms of overshadowing or overlooking. There are no concerns raised with regard to residential amenity. | | | | | | | | | | | | | |
| **Visual Amenity:**  The extension will continue the existing side elevation of the terraced property infilling an existing gap and the roof will continue in line with the existing. It is noted that the render on the existing extension is in a poor state of repair and does detract from the building and street scene. The applicant has agreed to render the existing and proposed extension in its entirety and this will be secured with a suitable condition. | | | | | | | | | | | | | |
| **Highways:**  The highway officer has requested that a parking plan be provided. This has not been submitted however it was noted at the site visit that there are at least 5 spaces in the control of the applicant and potentially more if staff park in tandem; the form states that there are 8 spaces. The site is located on a wide main road where there is plentiful unrestricted on street parking for customers and it is also close to the railway station, bus routes and other commercial uses. As such it is not considered that the proposal would result in conditions detrimental to highway safety. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Having regard to the relevant planning policies and other material considerations the proposal is considered acceptable and it is therefore recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning permission is granted. | | | | | | | | | |