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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **KH** | | | | **Date:** | **20.04.22** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **Y** | **Photos uploaded** | | | | **Y** |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0242 | | | | | |  | | | | |
| **Date Inspected:** | | | 29/03/22 | | | | | |
| **Officer:** | | | **KH** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **Approved** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Full Planning Application proposed change of use to the first floor from business premises to living accommodation | | | | | | | | |
| **Site Address/Location:** | | | | | 15 Bridge Road Chatburn BB7 4AW | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No objection: | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
|  | | | | | **LCC:** No objection | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None. | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  **Policy DMB1: Supporting Business Growth and Local Economy**  **Policy DS1: Development Strategy**  **Policy DS2: Sustainable Development**  **Policy EN3: Sustainable Development and Climate Change**  **Policy DMG1: General Considerations** | | | | | | | | | | | | | |
| **Relevant Planning History:**  15/0189 – change of use from Class C3 (residential) to Class A1 (retail) to be incorporated into existing hair salon (Sui Generis) at Flat above (first floor) – Approved subject to conditions. | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site is located within the settlement boundary of Chatburn within the centre of the Village sited between a public house and a dwellinghouse. It lies within the conservation area. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Use of the first floor from business use in conjunction with the ground floor hairdressers to living accommodation. | | | | | | | | | | | | | |
| **Principle of Development:**  The site is in within a conservation area but as a change of use with no external changes. The use of the first floor is currently a nail salon and beauty room which is Sui Generis and therefore required consent to change from residential which was obtained in 2015 (2015/0189). It is now proposed to use the first floor as a self contained one bedroom flat. | | | | | | | | | | | | | |
| **Residential Amenity:**  Adjacent dwelling (no. 13) and public house (Black Bull) would not be unduly affected by the proposed residential use as this is unlikely to result in any impact above that of the existing commercial use with no external changes proposed. A residential use here would not raise any undue issues for the adjacent residential unit or the public house especially as it was previously used for such purposes. | | | | | | | | | | | | | |
| **Visual Amenity:**  The site is within the Conservation Area but no external changes are proposed. The use of the premises as a residential flat would not result in any harm to the heritage asset. The existing sign would remain. | | | | | | | | | | | | | |
| **Highways:**  There is no parking associated with the site and none can be provided. However, there is parking available nearby which would serve the premises and a bus stop is located directly adjacent the site.  Therefore the parking arrangements would be as per existing and as per the previous residential use which is acceptable. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Whilst the proposed change of use would lead to the loss of employment at less than 40 sq.m. the first floor is of such a small scale with the ground floor use being retained as commercial that it is not considered that marketing would be a requirement in this case. The use would create an additional residential unit with adds to the five year housing land supply and therefore the reverse of the circumstances in 2015. On balance, this is acceptable and accords with the policies of the RVCS. There would be no adverse harm to the conservation area, residential or visual amenity from the proposed use. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | Approve | | | | | | | | | |
| **01** | | | | The development must be begun not later than the expiration of three years beginning with the date of this permission.  Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. | | | | | | | | | |
| **02** | | | | The permission shall relate to the development as shown on plans 1:1250 location plan; existing and proposed layout plans.  Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans. | | | | | | | | | |