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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 18/5/2022 | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | Y |  |
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| **Application Ref:** | 3/2022/0325 |  |
| **Date Inspected:** | 23/6/2021 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | Approve |
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| **Development Description:** | Proposed change of use of basement flat into consulting rooms (class E). |
| **Site Address/Location:** | Pendle House, Clitheroe Road, Chatburn. BB7 4JY |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Chatburn Parish Council consulted on 19/4/22 – no response. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| LCC Highways: No objections subject to conditions. |
| **CONSULTATIONS:**  | **Additional Representations.** |
| None. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Presumption in Favour of Sustainable DevelopmentPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport And MobilityPolicy DMB1 – Supporting Business Growth And The Local Economy**NPPF** |
| **Relevant Planning History:****3/2019/0935:**Illuminated totem sign to car park entrance 3m x 1.2m x 120mm (Refused)**3/2019/0691:**Change of use of part of Pendle House from A1 to D1. Hours of opening to be 9am to 7pm Monday to Friday, 9am to 5.30pm on Saturdays and 9am to 7pm on Sundays and Bank Holidays. Resubmission of planning application 3/2019/0295 (Approved)**3/2019/0295:**Change of use of part of Pendle House from A1 to D1 (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a mixed use property located on the South-western edge of Chatburn. The ground floor level of Pendle House operates as a dental practice with the basement and first floor levels currently in use as units of residential accommodation. The surrounding area comprises a mixture of commercial units and residential properties. |
| **Proposed Development for which consent is sought:**Consent is sought for the proposed change of use of an existing residential unit to facilitate the development of two consultation rooms which would serve the private health care sector. |
| **Principle of development:**Policy DMG2 of the Ribble Valley Core Strategy states:*‘Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.’*Policy DMB1 states:*‘Proposals that are intended to support business growth and the local economy will be supported in principle’.*The basement level residential unit which forms the subject of this application is situated within the defined settlement area of Chatburn which is a Tier 1 village. The proposed change of use would facilitate the development of a new business which would serve the private health care sector. The proposed consulting rooms would be situated directly underneath an existing dental practice but would operate as a separate entity to the dental practice. As such, the proposed development would accord with the requirements of the above policies and is therefore considered acceptable in principle subject to an assessment of additional material planning considerations. |
| **Residential Amenity:**The proposed consultation rooms would operate under the same business hours as the existing dental practice situated directly above and given the nature of the proposed use it is not anticipated that the proposed development would lead to any adverse levels of noise, smells or visitor activity. As such, it is not considered that the proposal would be harmful to the amenity of the first floor residents of the building or any other residents within the vicinity of the proposal site. |
| **Visual Amenity:**The proposed change of use would solely comprise internal works to the basement level of Pendle House and as such would not have any undue impact upon the visual amenities of the area. |
| **Ecology:** No ecological constraints were identified in relation to the proposal. |
| **Highways:** LCC Highways have reviewed the proposal and have no issues with the proposed development on highway safety grounds subject to the implementation of additional planning conditions therefore it is not considered that the proposed change of use would have any undue impact upon highway safety. |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposed change of use is acceptable within the Tier 1 village of Chatburn and would not result in any harm to the amenity of any neighbouring residents or visual amenities of the area. Furthermore, the proposed development would be in accordance with the aims and objectives of Policies DMG2 and DMB1 of the Ribble Valley Core Strategy.It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval. |
| **RECOMMENDATION**: | That planning permission be granted. |