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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **LW** | **Date:** | **04/04/24** | **Manager:** | **KH** | **Date:** | **04/04/24** |
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| **Application Ref:** | 3/2023/0960 |  |
| **Date Inspected:** | 22/01/24 | **Site Notice Expires:** | 12/02/24 |
| **Officer:** | LW |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Regularisation of change of use of games room to holiday let. |
| **Site Address/Location:** | Hough Clough Barn, Houghclough Lane, Chipping, PR3 2NT |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments received in respect of the proposed development.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No objection subject to the imposition of conditions.  |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| No representations received.  |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1: Development StrategyKey Statement DS2: Sustainable DevelopmentKey Statement EN2: LandscapeKey Statement EC3: Visitor EconomyKey Statement DMI2: Transport ConsiderationsPolicy DMG1: General ConsiderationsPolicy DMG2: Strategic ConsiderationsPolicy DMG3: Transport & MobilityPolicy DMB1: Supporting Business Growth and the Local EconomyPolicy DMB3: Recreation and Tourism DevelopmentNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:**3/2003/0390: Formation of canopy over at rear and new door and window opening (Approved). |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to an outbuilding associated with the residential property known as Hough Clough Barn, situated within a small cluster of dwellinghouses to the east of the Houghclough Lane and accessed via a private track. The site to which the application relates is located within the Open Countryside, over 2km west of the defined settlement area of Chipping, as well as the National Landscape (formerly known as the Forest of Bowland Area of Outstanding Natural Beauty) and the surrounding area is predominantly rural is character.  |
| **Proposed Development for which consent is sought:**The applicant seeks permission to change the use of the existing games room building into a single unit of holiday accommodation. The building is attached to the garage which serves the property. The holiday let would provide two-bedroom accommodation, along with an open plan kitchen/dining/living area and a bathroom. The proposed utility room would remain in use by the residential property of Hough Clough Barn in order to service the holiday let as well as the main property itself. No external alterations are included as part of the proposed development.  |
| **Principle of Development:**Given the proposal seeks to create a new unit of holiday accommodation outside of any defined settlement area, Policy DMG2, Key Statement EC3 and Policy DMB3 of the Ribble Valley Core Strategy are engaged for the purposes of assessing the application. Policy DMG2 states that development outside of the defined settlement areas must meet at least one of the following considerations: 1. *The development should be essential to the local economy or social wellbeing of the area;*
2. *The development is needed for the purposes of forestry or agriculture;*
3. *The development is for local needs housing which meets an identified need and is secured as such;*
4. *The development is for small scale tourism or recreational developments appropriate to a rural area;*
5. *The development is for small-scale used appropriate to a rural area where a local need or benefit can be demonstrated;*
6. *The development is compatible with the enterprise zone designation.*

The proposed development relates to the conversion of a modestly sized outbuilding/games room whereby a modest level of holiday accommodation (two-bedrooms) would be provided. As such, the proposed change of use is considered to fall within the threshold of small-scale tourism and therefore would satisfy the requirements of Policy DMG2. Key Statement EC3 lends general support for the creation of additional holiday accommodation stating that ‘*Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be supported in circumstances where they would delivery overall improvements to the environment and benefits to local communities and employment opportunities.’* Policy DMB3 is also generally supportive of proposals that seek to enhance the range of tourism and visitor facilities within the borough stating that: *Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:* 1. *The proposal must not conflict with other policies of this plan;*
2. *The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
3. *The development should not undermine the character, quality, or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
4. *The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type lively to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;*
5. *The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscapes areas; and*
6. *The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.*

*In the Forest of Bowland Area of Outstanding Natural Beauty the following criteria will also apply:* *1. The proposal should display a high standard of design appropriate to the area.* *2. The site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses).*The first criterion of Policy DMB3 requires that proposals should not result in conflict with the inherent criterion of the policy itself, but additionally should not result in any conflict with other policies within the development plan. As such, where such conflict exists or is identified, either through direct conflict with DMB3 or by virtue of conflict with other policies within the development plan, the general support afforded by Policy DMB3 is considered to be fully disengaged.Turning to criteria point 2. The building to be converted is sited within an existing cluster of residential dwellinghouses and as such is considered to be physically well related to existing built form. The proposal would therefore be compliant with criteria point 2, as well as point 2 pertaining to development within the National Landscape. With regards to criteria point 3, the proposal would involve the conversion of an existing building associated with the residential property of Hough Clough Barn, with no external alterations proposed. The proposal would therefore not undermine the character, quality or visual amenities of the surrounding area. Turning to criteria point 4, the application site is accessed via a private access track off Houghclough Lane which is an unclassified road. In addition to this, analysis shows an absence of transport links within the nearby vicinity of the application site. However, given the small-scale nature of the proposed use, it is not anticipated that the use proposed would generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. The absence of nearby public transport links is acknowledged however, this is balanced against the sustainable benefits of re-using an existing building. With respect to criteria point 5, analysis shows that adequate vehicle parking space for the proposed holiday let could be accommodated within the application site and this has been confirmed by the Local Highway Authority. In addition to this, no external alterations are proposed to the building to be converted and no ecological constraints have been identified in relation to the proposed development. The proposal would therefore satisfy criteria point 6. As such and taking account of the above matters, notwithstanding other development management considerations, it is considered that the principle of the development fully accords with the aims and objectives of both Key Statement EC3 and Policy DMG2 and DMB3 of the Ribble Valley Core Strategy.  |
| **Impact Upon Residential Amenity:**The building to which the application relates lies within the existing residential curtilage of Hough Clough Barn and currently operates as a games room incidental to the dwellinghouse. The proposed change of use of the building has the potential to invite some noise disturbance; however, given the small-scale use proposed it is not anticipated that this would be of a scale that would be of detriment to any nearby residential receptors and thus warrant the refusal to grant planning permission. In addition to this, due to the applicant residing at the site, they would be suitably located and available to manage the proposed holiday accommodation accordingly. In this context, it is not anticipated that the proposal would result in any direct conflicts with Policy DMG1.  |
| **Visual Amenity/External Appearance:**Policy DMG1 of the Ribble Valley Core Strategy provides general design guidance as follows: *‘All* *development must* *be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style…particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.’*With respect to development within the National Landscape, Key Statement EN2 of the Ribble Valley Core Strategy states: ‘*The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.’*The submitted details proposed the change of use of an existing building from that of an outbuilding/games room to that of holiday accommodation. The proposal does not seek any exterior changes or alterations to the existing built form. As such, taking account that the external appearance of the building would remain unaltered, it is not considered that the proposal would result in any undue measurable impact upon the character or visual amenities of the immediate area or wider National Landscape.  |
| **Highways and Parking:**Lancashire County Council Highways have been consulted in respect of the proposed development. The Local Highway Authority responded to the application on 30th January 2024, requesting further information. A traffic survey was requested given that the access would be unable to achieve the required visibility for a 60mph road. A parking plan and visibility splay drawing was also requested. This information was provided by the applicant on 29th February 2024, along with a revised visibility splay drawing on 27th March 2024. The proposal would utilise an existing unadopted track located off Houghclough Lane, which is an unclassified road subject to a 60mph speed limit. The access track currently serves 5 dwellings a public footpaths FP0312061 and FP0312055. A traffic survey was conducted within the vicinity of the site on 19th-25th February 2024 which found that the 85th percentile speeds along Houghclough Lane were 30.8mph northwestbound and 33.9mph southeastbound. Subsequently, the applicant has provided drawing titled ‘Access to Houghclough Lane Visibility Splays. Revised’ dated 27th March 2024 which shows that the existing access can provide visibility splays of 2.4m and 44m to the west and 51m to the east. This complies with the LHAs visibility splay guidance and as such, the access has adequate visibility following the intensification of use of the access. The site also benefits from adequate parking facilities for the existing dwelling and the proposed holiday let. The parking spaces would not interfere with the public footpaths which run through the site and the application will be able to privately manage this area. In view of the above and the fact that the LHA have no objection to the application, the proposed development would not have a significant impact on highway safety, capacity, or amenity in the immediate vicinity of the site, subject to the imposition of conditions.  |
| **Landscape/Ecology:**No ecological concerns have been identified in relation to the proposed development.  |
| **Observations/Consideration of Matters Raised/Conclusion:**As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval. |
| **RECOMMENDATION**: | That planning consent be granted subject to the imposition of conditions. |