


Report to be read in conjunction with the Decision Notice.

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| Signed: | Officer: | | Date: | | Manager: | NCH | Date: | 24/06/2021 |
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| Application Ref: | 3/2021/0172 |  Ribble Valley Borough Council www.ribblevalley.gov.uk |
| Date Inspected: | 17/03/21 | |
| Officer: | SK | |
| DELEGATED ITEM FILE REPORT: | | APPROVAL |

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| Development Description: | Change of use of first floor from manager's flat to offices. |
| Site Address/Location: | Kings Arms 144 Bawdlands Clitheroe BB7 2LA |

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| CONSULTATIONS: | Parish/Town Council |
| Clitheroe Town Council have raised no objections to the proposal | |

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| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| LCC Highways: | |

Following the submission of additional information LCC Highways have raised no objection to the proposal subject to the imposition of a condition requiring details of cycle storage/parking being provided and implemented.

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| CONSULTATIONS: | Additional Representations. |
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One letter of representation has been received objecting on the following grounds:

- Loss of privacy
- Noise disturbance
- Reduction in car-parking due to outdoor dining
- Matters relating to historic property damage
- Insufficient parking provision

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Policy DMG1 – General Considerations
Policy DMG3 – Transport and Mobility
Policy DMB1 – Supporting Business Growth and the Local Economy
Key Statement EC1 – Business and Employment Development

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2015/0932:

2No. new retractable awnings and new ramped access formed to the front of the premises. Works to existing garden area to the rear

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates the Kings Arms, Bawdlands, Clitheroe. The property is a commercial premises located on the northern side of Bawdlands adjoining a residential dwelling to the west.

The premises are located within the defined settlement boundary of Clitheroe with neither the area nor building benefitting from any special designations.

Proposed Development for which consent is sought:

The proposal seeks consent for the change of use of first-floor managers accommodation to that of Class E office use.

The submitted details propose no external alterations with internal alterations being limited to that of changes to the internal configuration of the existing bathrooms and the use of all rooms to that of office use including two private offices, one meeting room and a communal office area.

Principle of Development:

The proposal seeks consent for the change of use of first-floor managers accommodation to that of Class E office use. As such the proposal is in broad alignment with Key Statement EC1 which seeks to guide employment development towards the main settlement of Clitheroe among other locations.

Further support for the proposal is afforded through Policy DMB1 which supports proposals relating to business growth and the economy subject to a number of criterion, none of which are conflicted by the current proposal.

Taking account of the above matters it is not considered that the principle of the proposal, notwithstanding other development management considerations, will result in any direct or significant conflict with the adopted development plan.

Impact Upon Residential Amenity:

It is noted that representations have been received in respect of the proposal raising a number of concerns, in particular a potential loss of privacy relating to private garden space associated with the adjoining dwelling located to the west.

However, taking account of the proposed internal configuration of the proposed Class E use it would appear that the garden area will be overlooked by a private office which is currently a bedroom. In this respect I consider the amount of potential overlooking of the private garden area of the neighbouring property resultant from the proposal to be commensurate with that of the current residential use when the bedroom is occupied. Further to this matter the applicant has stated that the offices will only be utilised Monday to Friday 08:00 – 18:00, Saturdays 08:00 – 18:00 and Sundays/Bank Holidays 10:00 – 15:00. This will result in the office only being occupied during the day and to a lesser extent than if the room were utilised as a bedroom which could be occupied 24 hours a day.

It is also noted that the offices are not to be sub-let and will serve the applicant existing business which employs 8 employees. However, should the offices be sub-let, the upper quantum of employees that could be accommodated would be limited by the office floor-space in any regard. As such, should the office further be sub-let, taking into account the above matters, it is not considered that this would result in any significant material harm to nearby residential amenity.

In respect of the above matters I therefore do not consider that the proposal will result in any significant undue impact upon privacy above that which would already be experienced should the premises be occupied by residential occupiers.

Visual Amenity/External Appearance:

Given the submitted details do not propose any exterior alterations to the fabric of the building there are no implications relating to the character or appearance of the area resultant from the proposal.

Landscape/Ecology:

No implications.

Other Matters:

It is noted that the Highways development Control Section have requested the imposition of a condition requiring the provision of cycle parking be provided and implemented to serve the Class E use. However following further consideration it is not considered appropriate to impose this condition given the external configuration of the premises and parking area would preclude the ability for such provision to be provided.

Observations/Consideration of Matters Raised/Conclusion:

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

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| RECOMMENDATION: | That planning consent be granted subject to the imposition of conditions. |
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