

**Report to be read in conjunction with the Decision Notice.**

<b>Application Ref:</b>	3/2017/0008	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	17/01/17	
<b>Officer:</b>	SK	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>APPROVAL</b>

<b>Development Description:</b>	Proposed redevelopment of the existing children's nursery into two holiday lets.
<b>Site Address/Location:</b>	Pendle View Nursery, Lovely Hall Lane, Copster Green, BB1 9EQ

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No representations have been received in respect of the proposed development.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	
<p>The proposal raises no highway concerns and I would therefore raise no objection to the proposal on highway grounds, however I would draw your attention to my comments on a previous application for this site ( 3/2016/0620 ) in which I recommended that the gate onto Lovely Hall Lane be omitted for highway safety reasons.</p>	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations have been received in respect of the proposed development.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Key Statement DS1 – Development Strategy  
 Key Statement DMI2 – Transport Considerations  
 Key Statamet EC3 – Visitor Economy

Policy DMB3 - Recreation and Tourism  
 Policy DMG1 – General Considerations  
 Policy DMG2 – Strategic Considerations  
 Policy DMG3 – Transport and Mobility  
 Policy DME6 – Water Management

National Planning Policy Framework (NPPF)  
 National Planning Practice Guidance (NPPG)  
 Technical Guidance to National Planning Policy Framework

**Relevant Planning History:**

**3/2016/0620:**

Proposed redevelopment of the existing child day care centre and first floor accommodation into two apartments. **Refused**

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

##### **Site Description and Surrounding Area:**

The application relates to an existing day nursery with one unit of self-contained accommodation above, a recent site visit has revealed that the upper floor has also primarily been used as an office in association with the nursery. The application site is located off Lovely Hall Lane within the defined settlement boundary of Copster Green, a tier 2 settlement.

##### **Proposed Development for which consent is sought:**

Consent is sought for the conversion of an existing day nursery and one two bedroom apartment into two self-contained short term holiday lets. It is proposed that the ground floor will accommodate one two-bedroom holiday let with lounge, kitchen, dining area and associated en-suites, bathrooms and utility room. A further two-bedroom holiday let apartment is accommodated at first floor with provision being provided for a further lounge, kitchen, bathroom and en-suite.

Access to the first floor holiday let is provided via a dedicated staircase access at ground level off the eastern elevation of the building via the formation of a new door under an existing projecting canopy.

Parking provision for holiday let 01 is provided to the frontage of the property with provision for holiday let 02 being accommodated towards the rear curtilage of the property.

It is proposed that a number of boundary treatments will be erected to divide the garden areas between each holiday let. It is further proposed that gates will be erected to the north and east of the property the former being off Lovely Hall Lane.

It is proposed that an existing wraparound projecting canopy (north and east elevation) will be removed which will assist in the property returning to that of a more domestic appearance.

##### **Principle of Development:**

Consent was previously sought for the proposed redevelopment of the existing child day care centre and first floor accommodation into two apartments (3/2016/0620). The aforementioned application was subsequently refused for the following primary reason:

*The proposal is considered contrary to Key Statements DS1, DS2 and Policy DMG2 of the Ribble Valley Core Strategy in that the approval would lead to the creation of a new residential dwelling within a Tier 2 Village Settlement without sufficient justification which would cause harm to the development strategy for the borough. It is further considered that the approval of this application would lead to the perpetuation of an unsustainable pattern of development in a location that does not benefit from adequate walkable access to local services or facilities placing further reliance on the private motor-vehicle contrary to the aims and objectives of Policy DMG3 of the adopted Core Strategy and the NPPF presumption in favour of sustainable development.*

Given the current application will not result in the creation of any new independent residential planning units, notwithstanding other materials considerations, it is not considered that the proposal, in principle will be in direct conflict with the Development Strategy for the Borough as embodied within Key Statement DS1.

The application seeks consent for the creation of two independent self-contained short-term holiday lets, Key Statement EC3 states 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 deliver overall improvements to the environment and benefits to local communities and employment opportunities, in this respect I consider that the proposal is in accordance with the main aims, objectives and thrust of Key Statement EC3.

#### **Impact Upon Residential Amenity:**

Given the limited extent of works and the relationship of the existing building with that of neighbouring properties I do not consider that there will be any significant detrimental impact upon residential amenity as a result. It is noted that there is an existing dwelling, Homestead, to the south of the application building, of which both share a common access.

The submitted details propose that all windows at ground level on the south elevation of the existing building will be obscure glazed to preserve existing amenity.

#### **Visual Amenity/External Appearance:**

The proposed external alterations to the building are minimal with the most notable being that of the removal of an existing wrap around canopy. It is considered that the removal of this element will assist in returning the building to that of a more residential character that may result in a more sympathetic appearance when taking account of the character of the immediate area.

The submitted details propose the erection of a number of boundary treatments within the residential curtilage including a number on the boundary of the premises including two gates. I do have some limited concerns in respect of the location and nature of these boundary treatments, in particular those fronting Lovely Hall Lane and their potential to reduce the visual openness of the northern extents of the site.

LCC Highways Development Control Section has also raised concerns regarding the erection of the gate fronting Lovely Hall Lane suggesting that it be omitted on grounds of Highway Safety. In light of the aforementioned highways and visual concerns it is considered appropriate to secure further details of boundary treatments by condition prior to their installation. It is further considered that the wording of the condition be explicit insofar that it precludes the ability for a gate to be erected fronting Lovely hall Lane.

#### **Observations/Consideration of Matters Raised/Conclusion:**

Given the separation distances between the proposal and existing dwellings and taking account of the orientation of the primary habitable room windows associated with the holiday units I do not consider that the proposal would result in any significant detrimental impact upon existing or future residential amenity.

It is further considered that the proposed use is appropriate for the area and is considered to be in broad accordance with the main aims and objectives of Key Statement EC3 of the Ribble Valley Core Strategy.

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

**RECOMMENDATION:**

That planning consent be granted for the proposed development subject to the imposition of relevant planning conditions.