



16 Brooke's Lane, Whalley BB7 9RG

Full Planning Permission for the change of use from annex accommodation to holiday let accommodation for a temporary period of five years.

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STATEMENT IN SUPPORT OF A FULL APPLICATION FOR THE CHANGE OF USE FROM ANNEX ACCOMMODATION TO HOLIDAY LET ACCOMMODATION FOR A TEMPORARY PERIOD OF FIVE YEARS AT 16 BROOKES LANE WHALLEY.

1 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants Mr and Mrs P Nuttall in support of a full planning application to change the use of annex accommodation to holiday let for a temporary period of 5 years. No alterations to the property are proposed as part of the development.
- 1.2 This Statement describes the application site, the proposed development and assesses its merits against the relevant up-to-date policies of the development plan, the National Planning Policy Framework and all other relevant material considerations.
- 1.3 It demonstrates that the proposed development is in accordance with the relevant policies of the adopted Ribble Valley Core Strategy (2014) and also accords with Government policy and guidance as detailed within the National Planning Policy Framework (2021).
- 1.4 The Statement should be read in conjunction with the accompanying information:

Ordnance Survey Location Plan

Existing site plan PHA/733-100

Existing plans and elevations PHA/733-100

Proposed site plan PHA/733-300

Proposed plans and elevations PHA/733-400

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 The application site comprises a large, detached dwelling set within a large garden. Within the garden is a large outbuilding which provides garaging for cars and a home gym on the ground floor and annex accommodation at the first floor with a ground floor room and bathroom. All the meters for the services within the annex including water, electricity and gas are within the main dwelling. The garden to the house is shared with the annex.
- 2.2 The house has a large drive and turning area which is capable of accommodating many cars. Vehicle access is along Brookes Lane which serves several properties including three new dwellings recently constructed at the end of Brookes Lane planning reference 3/2018/0511.



1 Garage and annex south elevation.

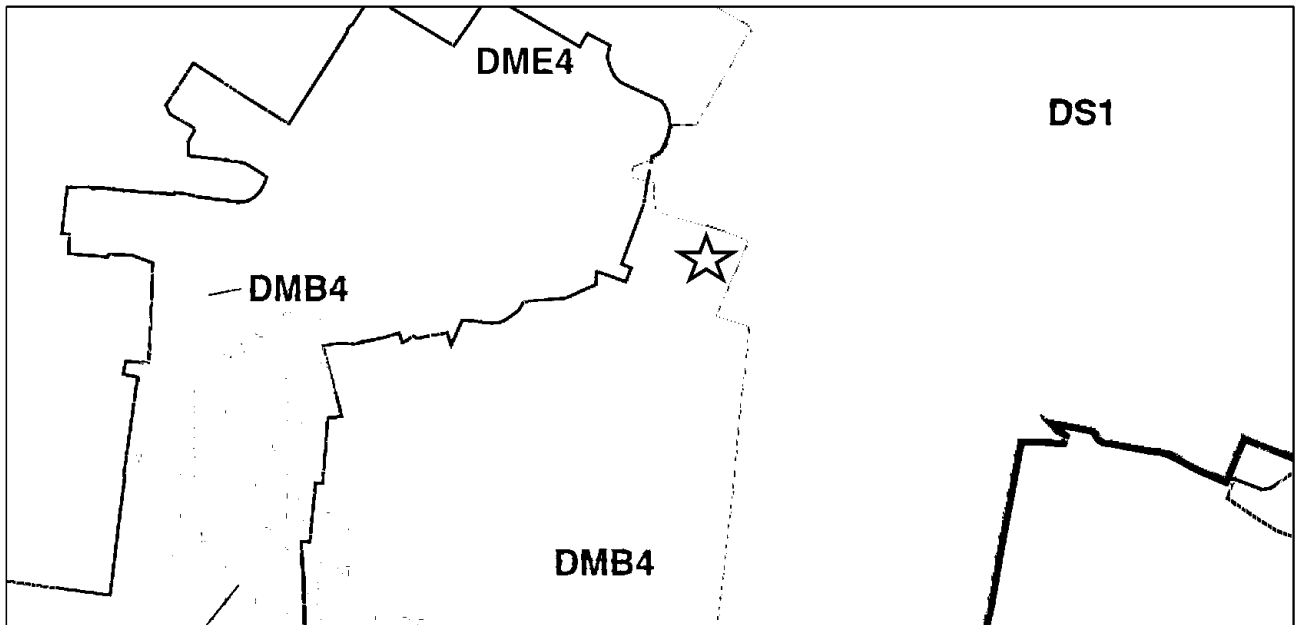


Figure 1 – HEDPD proposals map extract. Site denoted by blue star

- 2.3 The site is within the settlement boundary of Whalley and outside the conservation area boundary as defined in the Housing and Economic Development, Development Plan Document Proposals Map Sheet 6 Inset 18. The building is not a listed building and there are no listed buildings nearby.

- 2.4 The surrounding area is predominantly detached houses set within large gardens. The site is within walking distance of the town centre, bus services and the railway station. It is 620m from the railways station, and 390m from the bus station which is in the centre of the village. It is 775m from Whalley Abbey a local wedding venue. Whalley is a principal settlement and has a high level of services and amenities for visitors.
- 2.5 No alterations are required to facilitate the change of use therefore, no protected species/habitats would be harmed.

3.0 SITE HISTORY

- 3.1 The Council's online planning register indicates the following previous application as the site:

Application	Development	Decision
3/2019/0108	Application for the discharge of condition 3 (materials) from planning permission 3/2016/0030.	APPROVED NO CONDITIONS Date : 13/03/2019
3/2016/0030	Proposed garage and annex	APPROVED WITH CONDITIONS Date : 16/02/2016
3/2010/0624	Alterations and extensions to existing dwelling house.	APPROVED WITH CONDITIONS Date : 07/09/2010

4.0 THE PROPOSED DEVELOPMENT

- 4.1 It is proposed to change the use of part of the ground floor of the building and the first floor of the building to use as holiday accommodation. The reminder of the ground floor will continue to be a garage and a gym for the main house. The applicant wishes the change of use to be for a temporary period of five years.

5.0 DEVELOPMENT PLAN POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan, unless material considerations indicate otherwise. In this case the relevant parts of the

development plan comprise the Ribble Valley Core Strategy (2014) and the National Planning Policy Framework (2021).

5.2 The following policies of the Ribble Valley Core Strategy ('the Core Strategy') are relevant to the determination of this application:

- **Policy DS1** – outlines the Council's development strategy with regard to housing, employment, retail and leisure.
- **Policy DS2** – confirms that when considering development proposals, the Council will take a positive approach which reflects the presumption in favour of sustainable development. Wherever possible, it will aim to secure development that improves the economic, social and environmental conditions in the area.
- **Policy EC3** - encourages proposals which contribute to and strengthen the visitor economy of the Ribble Valley
- **Policy DMG1** - sets out various criteria to be considered in assessing planning applications, including the proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- **Policy DMG2** – confirms that new development should be in accordance with the Core Strategy development strategy and should support the spatial vision.
- **Policy DMB3** – confirms that planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the Borough.

5.3 The National Planning Policy Framework (2021) ('the Framework') sets out the Government's planning policies for England and how they should be applied. It requires local planning authorities to apply a presumption in favour of sustainable development which means, as paragraph 11c explains, that development which accords with an up-to-date development plan should be approved without delay.

5.4 In determining planning applications, paragraph 38 of the Framework expects local planning authorities to approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

5.5 Section 6 Building a strong, competitive economy of the Framework states *"Significant weight should be place on the need to support economic growth and productivity, taking into account both local business needs and the wider opportunities for development"*.

6 PLANNING POLICY AND EVALUTION

Principle of the development

6.1 *“The purpose of the planning system is to contribute to the achievement of sustainable development”* is the opening statement of section 2 of the Framework.

6.2 The three overarching objectives of sustainable development are:

“a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

Core Strategy

6.3 Policy EC3: Visitor Economy and Policy DMB3: Recreation and Tourism development are the main policies relevant to this application. The supporting text to Policy EC3 acknowledges *“tourism plays an important role in the economy of Ribble Valley. The strength of the tourism economy in Ribble Valley reflects the attractive countryside, historic towns and villages and a range of visitor attractions such as Clitheroe Castle, Whalley Abbey and the Forest of Bowland Area of Outstanding Natural Beauty.”*

6.4 The Ribble Valley Tourism Destination Management Plan September 2018, recorded the latest figures (2016) for tourism in the Ribble Valley which show £225,914 million tourism spend, 5 million day-visitor days and night and a growth of 6.3%. The Tourism Progress Report presented to the Economic Development Committee on the 25th March 2021 states the most

recent figures show that tourism in Ribble Valley contributes £260 million into the local economy. In recent years, and certainly up until the current crisis, it has been an expanding sector, in which both the economic impact and visitor numbers were rising by over 7% per annum with employment figures growing by more than 6%p.a.. Tourism and hospitality are integral to the local economy of Ribble Valley's economy.

6.5 Policy EC3 encourages the visitor economy and supports the provision of new accommodation for visitors. Policy DMB3: Recreation and tourism development re-emphasises the general support for tourism and recreation development. It is also concerned with the location of tourism development, the impact of the design of the development, impact on the highway network, and impact on nature. It also requires the development not to conflict with other policies of the plan. Of relevance is policy DMG1: General considerations. This policy considers design, access, amenity and the environment. The most relevant to this application is amenity.

6.6 The main issues to be considered are the:

- The economic benefits of the development and contribution of the development to the local economy,
- impact on the amenities of neighbouring residents, and
- impact on highways and parking.

The development does not include any physical alterations to the building and the change of use would have a neutral impact on the natural environment and would not harm any protected species or habitats.

Economic Benefits

6.7 The provision of short term let accommodation specifically supports the tourism economy of the Ribble Valley. The property is a short distance from local wedding venues including Whalley Abbey, Mitton Hall (1.75 miles), Foxfield Country Hotel (1.6 miles), Mytton Fold (1.8 miles) and slightly further afield Holmes Mill, The Atrium Clitheroe Castle which are in the centre of Clitheroe (3.5 miles), Bashall Barn 3.6 miles as well as Eaves Hall, West Bradford about 5 miles. The use of the accommodation will support the local economy through visitors attending weddings, holidaying in the area or staying for business reasons. The accommodation is likely to appeal to people attending a wedding. It may also be attractive to people on an activity holiday such as cycling or walking or contracting staff working for United Utilities on the Haweswater Aqueduct. There is ample space to park vehicles and to store cycles on the ground floor of the building. The site is also very accessible by public transport being in walking distance of the train station and bus station.

6.8 Key Statement EC1 is supportive of business and economic development. Policy DMB3 relates specifically to recreation and tourism development the aim of the policy being to support proposals that extend the range of tourism and visitor facilities in the Borough. As the site is in a main settlement and requires no alterations to the building it is compliant with DMB3 (2) and (3). The level of traffic associated with the use is not likely to be significant in relation to the level of vehicle movements on Brooke's Lane so that there is no adverse impact on the highway network policy DMB3(4). The site is large enough to accommodate parking for the existing dwelling and the proposed holiday accommodation so the parking requirements of DMB3(5) are satisfied. There are no negative impacts on ecology DMB3 (6). The proposal is fully compliant with policy DMB3.

Residential Amenity

6.9 The house and annex are set within a large garden. The change of use to holiday accommodation will not affect any residential property outside of the site. This was considered by the Council at the time of the planning application for the creation of the annex accommodation and garaging. The annex accommodation was intended to be occupied by members of the applicants' family. Unfortunately, unexpected rapid health deterioration means the annex accommodation is not now suitable for occupation by these family members. The applicants are now seeking an alternative use for the annex accommodation.



2. Proposed lounge kitchen and dining area.



3 Proposed bedroom.



4 South elevation showing relationship between the house and the proposed holiday accommodation.

- 6.10 The living accommodation has been designed to provide an open plan lounge kitchen and dining area. The lounge windows in the south elevation face down the driveway. The proposed first floor bedrooms have windows which face towards the host dwelling. Planning permission 3/2020/0624 includes a layout of the host dwelling. This shows that the ground floor of the house which directly faces the annex building is a utility room and off-set to the south is a lounge. At first floor a secondary window to a bedroom directly faces the annex building and offset to the south are windows to a bedroom.
- 6.11 Consideration has been given to the levels of privacy between the dwelling and the holiday accommodation. In terms of ownership and control, the holiday accommodation will remain in the ownership and control of the applicants, and the applicants live in the dwelling. The holiday accommodation is part of an outbuilding to the dwelling which provides garaging and a gym for that dwelling. The occupiers of the dwelling therefore have control over the use of the holiday accommodation and provision of screening between the properties.
- 6.12 There are no privacy issues in relation to the proposed lounge, dining and kitchen area as the windows do not directly face the main dwelling. The bedroom windows in the holiday accommodation are at high level. Should over-looking be considered an issue by the owners; they could choose to hang net curtains for privacy in either the dwelling or the holiday accommodation. If the Council has concerns about overlooking from the bedroom windows, a requirement to apply an opaque film to the lower half of the glazing would prevent any overlooking between the dwelling and the bedrooms in the holiday accommodation. If opaque film is applied to the windows there will still be a view out of the window to the roof of the dwelling and the sky. This could be implemented through a planning condition.
- 6.13 The proposal is compliant with the requirements of policy DMG1: General consideration in relation to amenity.

Highways and Parking

- 6.14 The application site is in a highly sustainable location close to public transport and in walking distance of local amenities and facilities. The majority of guests are likely to be family groups or a couple travelling in one car. Adequate space is available within the curtilage for parking of vehicles. The proposal is compliant with the requirements of policy DMG1: General consideration in relation to access and parking.

Temporary permission

- 6.15 A temporary permission for 5 years is sought. This provides a flexibility to return to using the building as annex accommodation to the dwelling in the future if circumstances change.

7 CONCLUSION

- 7.1 This Planning Statement has been prepared to accompany an application for full planning permission to change the use of annex accommodation to holiday let for a temporary period of 5 years. No alterations to the property are proposed as part of the development.
- 7.2 It demonstrates that the principle of development is wholly compliant with the provisions of the National Planning Policy Framework and the adopted Ribble Valley Core Strategy with regard to the type and nature of the proposed use.
- 7.3 In addition, no environmental or technical matters have been identified which would weigh against the development. In light of all the issues detailed within this Statement, the presumption in favour of sustainable development should be applied and the application supported.