

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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Town and Country Planning Act 1990, section 192 as amended by section 10 of the Planning and Compensation Act 1991

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

APPLICATION NO: 3/2008/0450

DECISION DATE: 23 July 2008

DATE RECEIVED: 30 May 2008

APPLICANT:

Mr J Evans
Tipping Meadow
Lyndale Avenue
Wilpshire
Lancashire
BB1 9LP

AGENT:

Beardwood Design Ltd
14 Wycollar Road
BLACKBURN
BB2 7AZ

PROPOSED USE OR DEVELOPMENT: The proposal is to convert an existing domestic four car garage to form 'Granny Annex' to be used as ancillary accommodation to the main dwelling. Any alterations to the building would be of matching facing materials.

AT: Tipping Meadow Lyndale Avenue Wilpshire Lancashire BB1 9LP

Ribble Valley Borough Council hereby certify that on the received date the use, operations or matter detailed above in respect of the land indicated on the plan attached to this certificate, would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. As the garage building is considered to be lawfully used for private and domestic purposes in association with Tippings Meadow, it is considered that the proposed works to convert and the use of that structure as ancillary accommodation to the main house can also be carried out lawfully.



STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

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Notes

- 1 This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
- 2 It certifies that the use, operations or matter as specified taking place on the land identified on the attached plan would have been lawful, on the specified date and thus would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
- 3 This certificate applies only to the extent of the use, operations or matter described, and to the land specified and identified on the attached plan. Any use, operations or matter materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
- 4 The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.
- 5 The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.

PLAN REFERRED TO

