

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2020/0071

**DECISION DATE:** 19 March 2020

**DATE RECEIVED:** 21/01/2020

**APPLICANT:**

Mr and Mrs Worthington  
Mount Pleasant Cottage  
Ribchester Road  
Hothersall  
Preston  
PR3 3XA

**AGENT:**

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**DEVELOPMENT** Change of use of holiday cottage to annexe attached to Mount Pleasant.

**PROPOSED:**

**AT:** Mount Pleasant Ribchester Road Hothersall PR3 3XA

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Site Location Plan, Site Plan and Existing Plans: Dwg no 01

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

P.T.O.

3. The annex building hereby approved shall not be occupied or used for any other purposes than those ancillary to the residential use of the dwelling known as Mount Pleasant, Ribchester Road, Hothersall, Longridge (PR3 3 XA) and shall only be occupied as an extended family unit in conjunction with the property to which it is related.

The annex shall not be used as a separate unit of living accommodation nor be divided by way of sale or sub-letting to form a unit or units of separate residential accommodation.

Reason: To define the scope of the permission hereby approved and prevent the use of the building for purpose(s) which may cause harm to the development strategy for the borough or neighbouring residential amenity.

**Note(s)**

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. 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.
3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

**NICOLA HOPKINS**  
**DIRECTOR ECONOMIC DEVELOPMENT & PLANNING**