

320240662P

This is a timeline of events for the above-mentioned property in relation to a certificate of lawfulness application.

- The client (Mr H. Whittle) applied via his agent Janet Dixon Associates for the change of use of stables to form a single dwelling for holiday letting purposes under application number 3/2003/0871, and which was approved 25.11.2003 with conditions
- Whilst works were being carried for the cottage over a number of years the client then made another application for storage and loose boxes for horse as at the side of the newly built cottage under application 3/2005/0636. Which was subsequently approved by RVBC Planning Dept on the 23.08.2005
- These works were in the course of erection when the client asked the RVBC Planner about converting the stables into part of the cottage and forming a link which he was advised would be acceptable.
- The works carried on for a number of years without any further involvement from the RVBC Planning and the client duly completed the works circa September 2009
- A photo of the converted stables and link as can be seen from the date stamped photograph attached in 2011
- An application was then made by the client directly for the change of use of a Holiday let to a house under application 3/2011/0457 and was subsequently approved on the 16.09.2011

This is a true and accurate statement of events as they happened

Signed.... 

Mr H. Whittle,

Gypsy Cottage

Alston Lane

Alston, Lancs, PR3 3BN

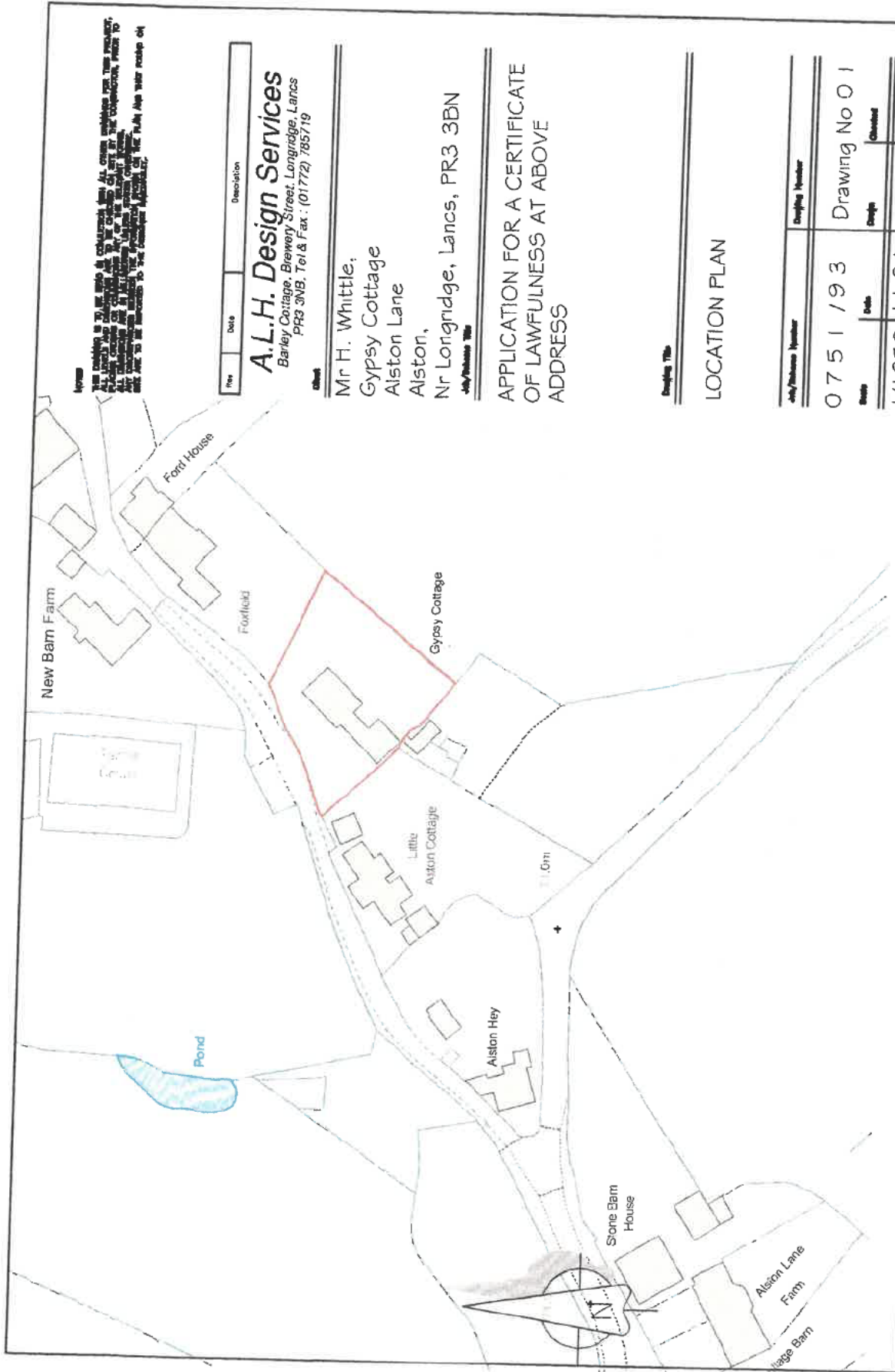
This concludes the timeline and I trust that the Local Authority can see no reason to refuse the application for a certificate of lawfulness

Gypsy cottage

Tue 06/08/2024 08:48

To: Allan





THE MAKING OF THIS PLAN IS BASED ON INFORMATION SUPPLIED BY THE CLIENT. THE DESIGNER ACCEPTS NO LIABILITY FOR THE PRECISION, COMPLETENESS OR CORRECTNESS OF THE INFORMATION SUPPLIED BY THE CLIENT. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS STRUCTURE. THE CLIENT IS RESPONSIBLE FOR THE PRECISION, COMPLETENESS OR CORRECTNESS OF THE INFORMATION SUPPLIED BY THE CLIENT. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS STRUCTURE.

Rev	Date	Description
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A.L.H. Design Services
 Bailey Cottage, Brewery Street, Longridge, Lancs
 PR3 3NB, Tel & Fax: (01772) 785719

Client
 Mr H. Whittle,
 Gypsy Cottage
 Alston Lane
 Alston,
 Nr Longridge, Lancs, PR3 3BN
 Job/Reference No:

APPLICATION FOR A CERTIFICATE
 OF LAWFULNESS AT ABOVE
 ADDRESS

Drawing Title

LOCATION PLAN

Job/Reference Number	Drawing Number		
0751193	Drawing No 01		
Date	Drawn	Checked	
1/1250	July 24	a.t.l-h.	

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

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2011/0457

DECISION DATE: 16 September 2011

DATE RECEIVED: 27/06/2011

APPLICANT:

Mr H Whittle
Gypsy Cottage
Alston Lane
Alston
Longridge
Lancs
PR3 3BN

AGENT:

DEVELOPMENT Change of use of holiday let to permanent residential use.

PROPOSED:

AT: Gypsy Cottage Alston Lane Alston Longridge Lancashire PR3 3BN

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. This permission must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policies G1, ENV3 and H17 and of the Ribble Valley Districtwide Local Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding visual amenity and adjacent residential amenity.

P.T.O.

APPLICATION NO. 3/2011/0457

DECISION DATE: 16 September 2011

4. All doors and windows shall be in timber and retained as such in perpetuity.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

5. All new and replacement door and window head and sills shall be natural stone to match existing.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

6. All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

7. The permission shall relate to the development and curtilage as shown on Plan Drawing No 03/06/01.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

Relevant planning policy

Policy G1 - Development Control.
Policy G5 - Settlement Strategy.
Policy ENV3 - Development in Open Countryside.
Policy H2 - Dwellings in the Open Countryside.
Policy H15 - Building Conversions - Location.
Policy H16 - Building Conversions - Building to be Converted.
Policy H17 - Building Conversions - Design Matters.
Policy H23 - Removal of Holiday Let Conditions.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

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.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES