



For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

15

Suffix

Property Name

Address Line 1

Caton Close

Address Line 2

Address Line 3

Lancashire

Town/city

Longridge

Postcode

PR3 3RH

Description of site location must be completed if postcode is not known:

Easting (x)

360805

Northing (y)

437545

Description

Applicant Details

Name/Company

Title

Mr

First name

Darren

Surname

Stoker

Company Name

Right Start Holdings Ltd

Address

Address line 1

1 Richmond Road,

Address line 2

Address line 3

Town/City

Lytham St. Annes

County

Country

United Kingdom

Postcode

FY8 1PE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- Yes
 No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- Yes
 No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Certificate of lawfulness for proposed use of an existing residential dwelling (Use Class C3) as a single-occupancy children's residential dwelling (Use Class C3) as a single-occupancy children's residential home

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The existing or last known use of the property is as a private residential dwellinghouse (Use Class C3), occupied by a single family. The property has been used in this manner consistently since its construction and has not undergone any change of use.

The use as a private dwelling has not ceased and remains current at the time of this application.

Has the proposal been started?

- Yes
 No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing use of the property is as a private residential dwellinghouse, which falls within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The property has been used continuously in this lawful residential capacity since its construction/first occupation.

No material change of use has occurred, and no planning enforcement notices or planning contraventions are known to apply to the site. The use is lawful by virtue of the fact that it has always been used as a dwellinghouse, in accordance with national and local planning policy.

The proposed change to use the property as a single-occupancy children's residential home is being sought through this application for a Lawful Development Certificate to confirm that this future use would also fall within Use Class C3(b) or would not represent a material change of use requiring planning permission.

There are no structural alterations proposed to the building, and it remains in lawful, habitable residential condition.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Supporting Documentary Evidence:

Site Location Plan – showing the property boundary outlined in red, to identify the exact location of the proposed use.

Existing Floor Plans – indicating the current layout of the dwellinghouse, demonstrating no structural alterations are proposed.

Proposed Use Supporting Statement – describing the nature of the proposed use as a single-occupancy children's residential home, the scale of use, staffing model, and how the use remains domestic in character.

Management Plan – outlining the day-to-day operations, staffing rota, safeguarding arrangements, shift patterns, and visitor management to demonstrate residential-style occupation.

Cover Letter – summarising the purpose of the application and referencing relevant case law (e.g. North Devon DC v SSE [2003], and other LDC appeal precedents).

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Change of use

Is the proposed operation or use

- Permanent
- Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed use of the property as a single-occupancy children's residential home does not constitute a material change of use requiring planning permission. The property will provide accommodation for one looked-after child with care provided by rotating staff on a 24-hour basis. No physical works are proposed and the building will retain its residential appearance, function, and character.

Under Class C3(b) of the Town and Country Planning (Use Classes) Order 1987 (as amended), use of a dwellinghouse by up to six residents living together as a single household where care is provided is lawful without requiring a change of use. The proposed arrangement falls well within these parameters: one child will live at the property full-time, with staff acting in a domestic and supportive role. The level of activity, scale of use, and occupancy remain consistent with residential use.

This position is supported by established case law and appeal decisions, including:

North Devon District Council v SSE & Others [2003] EWHC 157 (Admin) — where it was held that a children's home with staff on a rota did not fall outside C3(b);

Appeal Decision APP/L5810/X/21/3270995 (Richmond upon Thames, 2021) — LDC granted for use as a care home for up to 2 children with 2 staff per shift;

Wolverhampton Council LDC appeal (2010) — upheld that a small children's home with professional carers living in shifts did not result in a material change of use from C3;

Crownhill Road Appeal Decision APP/N1160/A/10/2135370 — accepted that even with 24-hour staffing, the domestic character of the use prevailed.

The proposal is also consistent with the requirements for Ofsted registration, which relies on a lawful planning status as part of its conditions.

Given the clear compliance with the C3(b) definition, the domestic scale of the use, and national precedent supporting similar models, we believe this proposed use is lawful under Section 192 of the Town and Country Planning Act 1990. We therefore respectfully request that a Lawful Development Certificate be granted.

Although formal pre-application advice has not been sought from the local planning authority, the applicants have undertaken thorough preparatory steps. This has included reviewing national and local planning policy, assessing recent LDC and appeal decisions, and preparing detailed supporting documentation to demonstrate the lawfulness of the proposed use.

The nature and scale of the proposal, combined with its alignment to Use Class C3(b), have been carefully considered to ensure the application is complete and appropriately evidenced without the need for formal pre-application input.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

- Yes
- No

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Darren Stoker

Date

27/06/2025

Amendments Summary

I have updated the description as requested using only the text presented in the email.

Many thanks

Darren