



RIGHT START HOLDINGS LTD

Cover Letter

Darren Stoker / Right Start Holdings Ltd (To operate under Right Path Care Ltd)

1 Richmond Road, Lytham St. Annes, England

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18/06/2025

Planning Department

Ribble Valley Borough Council

Council Offices

Church Walk

Clitheroe

BB7 2RA

RE: Application for Lawful Development Certificate (Proposed Use)

Site Address: 15 Caton Close, Longridge, Preston, Ribble Valley, Lancashire, PR3 3RH

Proposed Use: Single-occupancy children's residential home (Use Class C3(b))

Planning Portal Ref (if applicable): PP-14105862

Dear Planning Officer,

I am writing to formally submit an application for a **Lawful Development Certificate (LDC)** under Section 192 of the Town and Country Planning Act 1990. The purpose of this application is to confirm that the proposed use of the above property as a **single-occupancy children's residential home** constitutes a lawful use of the land and does not require full planning permission.

Nature of Proposed Use

The property will accommodate **one looked-after child**, who will live at the home on a full-time basis. The home will be operated by a registered care provider and will provide 24-hour care delivered by **two staff members per shift**, following a structured two-days-on/four-days-off rota system. Both carers will sleep overnight to replicate family dynamics and maintain a domestic setting.

There will be **no physical alterations to the building**, and the property will continue to function and appear as a single residential dwelling. All day-to-day routines will reflect normal domestic living, and external impacts such as traffic, noise or visitor frequency will remain minimal.



Planning Justification

This application is made on the basis that the proposed use falls within **Use Class C3(b)** of the Town and Country Planning (Use Classes) Order 1987 (as amended), which permits:

“Use as a dwellinghouse by not more than six residents living together as a single household where care is provided for residents.”

The arrangement of one child receiving care from staff in a typical home environment **does not constitute a material change of use** from Class C3. This is consistent with a number of appeal decisions and case law, including:

- **North Devon DC v SSE & Another [2003] EWHC 157 (Admin)** – confirmed that a residential care home for children staffed on a rota basis did not represent a material change of use from a dwellinghouse.
- **APP/L5810/X/21/3270995 (London Borough of Richmond upon Thames)** – a children's home for two children and rotating carers was found to remain within Class C3(b).
- **APP/N1160/A/10/2135370 (Crownhill Road, Plymouth)** – the Inspector concluded that a home for looked-after children, with carers working in shifts, preserved the residential nature of the property.
- **Wolverhampton LDC Case (2010)** – upheld that a dwelling used for children’s care with rotating staff retained residential character.

These cases collectively establish that the presence of care staff operating in shifts does not, in itself, alter the character of the use, provided the scale and nature remain domestic.

Supporting Documentation

Please find enclosed with this application:

- Completed LDC application form;
 - Site location plan;
 - Existing floor plans;
 - Proposed Use Supporting Statement;
 - Management Plan outlining staffing, safeguarding, and community impact;
 - Relevant case law references (within supporting statement).
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Conclusion

In light of the above, I respectfully request that the Council confirms the lawfulness of the proposed use by issuing a Lawful Development Certificate. This will also form an essential part of our forthcoming **Ofsted registration**.

Should you require any further information, clarification, or would like to arrange a site visit, I would be happy to assist. Thank you for your time and consideration.

Yours faithfully,

Darren Stoker

Director