

29 July 2026

Our Ref: Car/972/3861/GH

Planning & Development Control
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA

Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
Lancashire
BB7 4DH

Tel: 01200 449700
www.ghaonline.co.uk
email: info@ghaonline.co.uk

Dear Sirs

Re: Our client – Mr John Carlisle, 17 Hornby Road, Longridge, PR3 3ZA.
Planning application for a Certificate of Lawful Development in respect of the
subdivision of 15 Hornby Road, Longridge into two dwellings.

We have submitted the above-mentioned planning application via the Planning Portal (Reference PP-15121698), the planning application has been submitted in order to obtain a lawful development certificate for a change of use of a dwelling into two dwellings that took place nearly twenty five years ago and continues to this day. The certificate has been sought because the applicant is in the process of selling one of the dwellings, 17 Hornby Road, and the buyer is aware that the subdivision of 15 Hornby Road into two dwellings took place without planning permission.

By way of background 15 Hornby Road used to be 13 Hornby Road until it was renamed by a previous owner, as he was a superstitious individual, I mention this because when planning permission was granted for the extension that now forms a separate dwelling the Council's records of this application are for an extension to 13 Hornby Road not 15 Hornby Road.

Helpfully 15 Hornby Road has been let continuously to the same person since it was first let on 1 September 2001, and the applicant has throughout this time lived in 17 Hornby Road. The two properties are entirely self-contained with no interconnecting doorways between them, and they both have their own metres for utilities. The properties have each had their own council tax assessment and have paid separate council tax bills since their occupation as two separate dwellings and clearly the Council will be able to access the council tax records to confirm that this is the case.

By way of evidence to confirm that 15 Hornby Road has lawfully become 15 and 17 Hornby Road we are submitting two statutory declarations with the application one from the applicant, John Carlisle, who has lived in 17 Hornby Road since 1 September 2001 and the other from [REDACTED] who has lived in 15 Hornby Road since 1 September 2001.

We trust that the Council has all the information that is required to register and validate the application and sufficient evidence to enable it to issue the requested Certificate. If, however, any further information is required please will you let us know at your earliest convenience. Otherwise, we look forward to receiving confirmation of the validation of the application and details of the officer appointed to deal with it.

Yours faithfully

G Hoerty

Gary Hoerty
Encl'

CC. Mr J Carlisle