

Appeal 6003516

## Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	15 Caton Close, Longridge, PR3 3RH
Appellant contact details	[REDACTED]
Application number	3/2025/0713

## Before you start

Which local planning authority (LPA) do you want to appeal against? Ribble Valley

Have you received an enforcement notice? No

What type of application is your appeal about? Full planning

What date did you submit your application? 1 Oct 2025

Was your application granted or refused? Refused

What is the date on the decision letter from the local planning authority? 14 Nov 2025

## Appellant's appeal

Was the application made in the appellant's name? Yes

Contact details Darren Stoker  
Right Start Holdings Ltd

Phone number [REDACTED]

Site address 15 Caton Close  
Longridge

<b>What is the area of the appeal site?</b>	64 m <sup>2</sup>
<b>Is the site in a green belt</b>	No
<b>Site fully owned</b>	Yes
<b>Will an inspector need to access the land or property?</b>	No
<b>Agricultural holding</b>	No
<b>Site health and safety issues</b>	No
<b>Application reference</b>	3/2025/0713
<b>Was your application about any of the following?</b>	Change of use
<b>Enter the description of development</b>	<p>Proposed Change of Use from C3 Dwellinghouse to C2 Children's Residential Care Home (Solo Occupancy) This application seeks full planning permission for the change of use of the existing single residential dwelling (Class C3) to a children's care home (Class C2) for the accommodation of one looked-after child. The proposed care setting will be operated by a registered children's home provider and will offer 24-hour care and support in a stable, nurturing domestic environment. The child will live at the property on a long-term basis, with two staff members present at all times. One staff member will sleep overnight to replicate a traditional household setting. No external alterations to the building or its curtilage are proposed. The operation of the home will remain domestic in scale and character, with limited vehicle movements, no on-site meetings, and very few visitors beyond statutory services (e.g. social workers).</p>
<b>Did the local planning authority change the description of development?</b>	No
<b>Preferred procedure</b>	written
<b>Are there other appeals linked to your development?</b>	No
<b>Did the appellant apply for an award of appeal costs?</b>	No

## Appellant's documents

<b>Application form</b>	<a href="/published-document/c031e49d-9ede-48bd-857f-30abfb0d7597">Application Form.pdf (/published-document/c031e49d-9ede-48bd-857f-30abfb0d7597)</a>
<b>Plans, drawings and supporting documents</b>	<a href="/published-document/6961c447-4255-4942-8bba-82144f2bcf80">Layout plan.pdf (/published-document/6961c447-4255-4942-8bba-82144f2bcf80)</a> <a href="/published-document/267776c2-9efd-4d77-bfb1-a6a153d617c5">Floorplan existing.pdf (/published-document/267776c2-9efd-4d77-bfb1-a6a153d617c5)</a> <a href="/published-document/1eb69add-b141-4ac4-b6d2-ac06dc6b1108">Site plan with a road name.pdf (/published-document/1eb69add-b141-4ac4-b6d2-ac06dc6b1108)</a> <a href="/published-document/4fe35f50-01b1-4a89-8af5-cba466129c4c">Floorplan Proposed.pdf (/published-document/4fe35f50-01b1-4a89-8af5-cba466129c4c)</a>
<b>Separate ownership certificate in application</b>	No
<b>Design and access statement in application</b>	<a href="/published-document/cc4f41cc-f91a-4371-a9f2-51364887c303">Management Plan.pdf (/published-document/cc4f41cc-f91a-4371-a9f2-51364887c303)</a> <a href="/published-document/c9abe45e-0bc4-4234-97bb-76f9a811082c">Supporting Statement.pdf (/published-document/c9abe45e-0bc4-4234-97bb-76f9a811082c)</a>
<b>Decision letter</b>	<a href="/published-document/1d1b541c-68dd-4581-bbf8-305d1e628ddd">25 0713 Decision Notice Copy.pdf (/published-document/1d1b541c-68dd-4581-bbf8-305d1e628ddd)</a>
<b>Appeal statement</b>	<a href="/published-document/dfde6acf-15b0-4f8c-9d48-9e04d4ced2e4">Appeal Statement 15 Caton Close.pdf (/published-document/dfde6acf-15b0-4f8c-9d48-9e04d4ced2e4)</a>
<b>New plans or drawings</b>	No
<b>Planning obligation</b>	No
<b>New supporting documents</b>	<a href="/published-document/f26e9bf5-6e16-4863-a11d-f18b507ac55c">Appeal Supporting Summary 15 Caton Close.pdf (/published-document/f26e9bf5-6e16-4863-a11d-f18b507ac55c)</a>

## Additional documents

<b>Additional documents</b>	<a href="/published-document/ca90700c-ebec-4785-b6c4-7a98a851a802">Appellant Email 20 1 26 confirming the correct application reference number and advising the appellant now fully owns the appeal site and submitting the MD 6002516 re 15 Caton Close Longridge.msg (/published-document/ca90700c-ebec-4785-b6c4-7a98a851a802)</a>
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