

Planning Department
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA

320211292P

OUR REF: 21-1233

16th December 2021

Dear Sir/Madam,

NON-MATERIAL AMMENDMENT TO PLANNING PERMISSION 3/2020/0309 FOR THE ERECTION OF 34 DWELLINGS AND ASSOCIATED WORKS ON LAND AT SPOUT FARM, PRESTON ROAD, LONGRIDGE, PR3 3BE.

Please find enclosed a non-material amendment (NMA) application under Section 96A of the Town and Country Planning Act to planning permission 3/2020/0309 for the erection of 34 dwellings and associated works on land at Spout Farm, Preston Road, Longridge, PR3 3BE. The planning permission was approved on 21st December 2020.

The applicant seeks the LPA's permission to amend Condition 2 of the planning permission. The changes relate to minor changes to details within plot numbers 4, 5, 6, 7, 8, 14, 20 and 28. Submitted with the NMA are the following house type plans to illustrate the proposed changes:

- Larches – 19-133-LA-AS-001-A
- Ashton – 19-133-ASH-AS-001-A
- Cadley – 19-133-CAD-AS-001-B
- Farringdon – 19-133-FA-AS-001-A

Amendments to Plots 4, 5 and 6

The proposals seek to replace the approved house type named 'Churchtown' (Drawing no. 19-133 CHU Rev C) with the revised house type named 'Larches' (Drawing no. 19-133-LA-AS-001-A).

The only change proposed to the house type is the addition of a pitched roof porch detail to each of the property's front doors. This amendment is considered to enhance the front elevation of the properties over the approved porch design, introducing an attractive feature to improve the street scene.

Amendments to Plot 7 and 8

The proposals seek to replace the approved house type named 'New Four Bed Detached' (Drawing no. 19-133 HT4BD Rev C) with the revised house type named 'Ashton' (Drawing no. 19-133-ASH-AS-001-A).

The change proposed relates to the addition of a pitched roof porch detail to the property's front door. This amendment is considered to enhance the front elevation of the properties over the approved porch design, introducing an attractive feature to improve the street scene.

Amendment to Plot 14

The proposals seek to replace the approved house type named 'New 3 Bed Bungalow' (Drawing no. 19-133 HT3BB Rev E) with the revised house type named 'Cadley' (Drawing no. 19-133-CAD-AS-001-B).

The change proposed relates to the addition of a pitched roof detail above the property's front doors. This amendment is considered to enhance the front elevation of the property over the approved design, introducing an attractive feature to improve the street scene.

Amendments to Plots 20 and 28

The proposals seek to replace the approved house type named 'Sowerby' (Drawing no. 19-133 SOW-E Rev D) with the revised house type named 'Farringdon' (Drawing no. 19-133-FA-AS-001-A).

The change proposed relates to the addition of timber cladding above the first-floor bay windows. This amendment is considered to enhance the front elevation of the properties over the approved design, introducing an attractive feature to improve the street scene.

I trust that the above provides sufficient information to allow the NMA to be positively determined. If you require any further information or clarifications with regards to this application, please do not hesitate to contact me.

Yours sincerely,



Joe Davis | Planner

01772 369 669

2 Lockside Office Park, Lockside Road, Preston, PR2 2YS