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Ref. PWA_22-1429

10th October 2022

Dear Sir / Madam,

**NON-MATERIAL AMENDMENT TO CONDITIONS 2 AND 6 OF PLANNING PERMISSION REF:
3/2021/1265
AT MANOR HOUSE, HOWGILL LANE, RIMINGTON, BB7 4EF.**

PWA Planning, on behalf of Mr and Mrs Taylor, have today submitted a Non-Material Amendment (NMA) under Section 96A of the Town and Country Planning Act 1990. The NMA relates to planning permission 3/2021/1265 for the erection of a double garage at Manor House, Howgill Lane, Rimington BB7 4EF.

The applicants seek an amendment to the approved plans under Condition 2, to install an air-source heat pump to the rear of the approved garage. This will service this building as well as the main dwelling approved under application ref: 3/2018/0966.

As seen within the proposed plans, ref. 5364-011 B, the air-source heat pump would be located to the rear of the garage, on the north-western elevation. The pump would be obscured by the garage and the new converted barn, such that it would not be visible from the road. The pump will have a very limited visual impact on the surrounding area due to the small size of the unit and next to no impact on

Class G of "The Town and Country Planning (General Permitted Development) (England) Order 2015" states that:

The installation, alteration or replacement of a microgeneration air source heat pump—

(a) on a dwellinghouse or a block of flats; or

(b) within the curtilage of a dwellinghouse or a block of flats, including on a building within that curtilage.

While the Permitted Development rights to this property were forfeited under the initial application for the conversion of the barn to a residential dwelling under application 3/2018/0036, the addition of an air source heat pump is a minor addition to the approved garage and the associated benefits towards ensuring lower carbon emissions are an important benefit. The fact that the installation of such equipment can normally be

done without the need for planning permission indicates both the Government's support for air source heat pumps that an acknowledgement that they will not generate issues in relation to visual amenity.

On this basis the changes are consider minor and do not induce any impacts beyond that which form part of the consented scheme. These changes will result in the following plans superseding those originally listed in Condition 2 to those listed below.

Condition 6 will subsequently need to be updated to refer to the requisite plan, which is now to reflect the design with the air source heat pump.

I trust that the above and the attached plans provide sufficient information to allow the Non-Material Amendment to be positively determined. However, if you require anything further, please do not hesitate to contact me.

Yours faithfully,

Matthew Walton BSc Hons
Assistant Planner