



For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

15

Suffix

Property Name

Address Line 1

Warren Fold

Address Line 2

Address Line 3

Lancashire

Town/city

Hurst Green

Postcode

BB7 9QS

Description of site location must be completed if postcode is not known:

Easting (x)

368600

Northing (y)

437994

Description

Applicant Details

Name/Company

Title

Mr

First name

Alan

Surname

Hayes

Company Name

Address

Address line 1

30/11/2022

Address line 2

15 Warren Fold

Address line 3

Hurst Green

Town/City

Clitheroe

County

Country

United Kingdom

Postcode

BB79QS

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- Yes
 No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- Yes
 No
 Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

- Householder development:** Development to an existing dwelling-house or development within its curtilage
 Other: Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Please state why you wish to make this amendment

The position of the solar panels on the double-storey element of the house would enable us to gain maximum benefit from the solar gain and make an improved contribution to the environment.

Are you intending to substitute amended plans or drawings?

- Yes
 No

If yes, please complete the following details

Old plan/drawing numbers

3/2023/0613
Planning portal reference: 12321688

New plan/drawing numbers

Proposed elevation Number 09B edited

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Property reference number 3/1982/0260

Date (must be pre-application submission)

17/11/2023

Details of the pre-application advice received

Having looked into your query further, it appears that the original consent for the property (3/1982/0260) removed permitted development rights in relation to 'any extensions, alterations or improvements, including any development within the curtilage'. As such, the property's permitted development rights to install solar panels without formal planning consent has been removed.

In view of this, if you are wishing to amend the previously approved siting of the solar panels from the ground-floor roof pitch to the two-storey roof-pitch then this cannot be done under permitted development and would instead require planning consent. The new siting of the solar panels would also not be covered by the recent planning consent as the development would not be accordance with the approved plans and would therefore be considered a breach of planning permission.

As the previous application was decided less than 12-months ago, you are therefore still eligible for a 'free go' whereby the application can be re-submitted without an additional fee payment. The best option would therefore be to re-submit the recently approved application accompanied by revised plans which show the amended solar panel location. If considered acceptable, then you will receive a new decision notice that will supersede the previous planning permission.

Kind regards,
Lucy Walker| Assistant Planning Officer

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Alan Hayes

Date

2023/11/20