

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

NON MATERIAL AMENDMENT ATTACHED TO A PLANNING PERMISSION

APPLICATION NO: 3/2025/0192

DECISION DATE: 17 April 2025

DATE RECEIVED: 11/03/2025

APPLICANT:

Alderley Group
50 Sloane Road
Chelsea
London
SW3 3DD

AGENT:

Mr James Ketley
Euan Kellie Property Solutions
Neo
9 Charlotte Street
Manchester
M1 4ET

DEVELOPMENT PROPOSED: Non-material amendment to planning permission 3/2024/0115 to make a series of amendments to the layout and appearance of the approved dwellings.

AT: Land Adjacent to Ferns Northcote Road Langho BB6 8BG

Ribble Valley Borough Council hereby give notice that permission has been granted for the non-material amendments to the planning permission as described above subject to the following condition:

1. The proposed changes, namely repositioning the driveway to Plot 2; lowering the pitch of the garage roof of Plot 7 reducing its height by 400mm; changes to the rear dormers on Plot 8 to accommodate PV panels; addition of PV panels to the roofs of all plots; replacing door canopies with flat roofed portico features on all plots ;changes to chimney positions; updated material schedule; introduction of hard verge to west of access with retained landscape buffer and updated feature wall to main entrance, are acceptable as a non-material amendment to the original planning permission for the purposes of Section 96A of the Town and Country Planning Act 1990 (as amended).

For the avoidance of doubt the revised plans accepted under this non-material amendment application are as follows:

Proposed Site Layout 24075-01 Rev L
Proposed Site Layout 24075-02 Rev D
Proposed Street Scenes 24075-03 Rev B
Plot 1 Proposed Floor Plans 24076_HT1_01 Rev B
Plot 1 Proposed Elevations 24075_HT1_02 Rev C
Plot 2/4/5 Proposed Floor Plans 24076_HT2_01 Rev B
Plot 2 Proposed Elevations 24075_HT2_02 Rev B
Plot 4/6 Proposed Elevations 24075_HT2_03
Plot 3 Proposed Floor Plans 24076_HT3_01 Rev A
Plot 3 Proposed Elevations 24075_HT3_02 Rev B
Plot 5 Proposed Floor Plans 24076_HT5_01 Rev A
Plot 5 Proposed Elevations 24075_HT5_02 Rev B
Plot 7 Proposed Floor Plans 24076_HT7_01 Rev A
Plot 7 Proposed Elevations 24075_HT7_02 Rev B
Plot 7 Garage 24075_HT7_03 Rev A
Plot 8 Proposed Floor Plans 24076_HT8_01 Rev B
Plot 8 Proposed Elevations 24075_HT8_02 Rev B
Boundary Treatment Layout 24075-04 Rev B
Boundary Treatment Details 24075-05 Rev A
PV Panel Location Plan 24075_07 Rev A

Note(s)

1. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
2. Informatives_Table

Nicola Hopkins

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

