

FAO Kathryn Hughes
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Our Ref: EKPS/240806/JK

Submitted via the Planning Portal

16 April 2025

Dear Kathryn,

Non-Material Amendment Application to planning permission 3/2022/0537: Land adjacent to Northcote Road, Langho BB6 8BG

On behalf of our client Alderley Group, please find enclosed an application for a Non-Material Amendment in respect of the above planning permission, submitted under Section 96A of the Town and Country Planning Act 1990 (as amended) (PP-13778867).

Payment of the required Planning Application Fee (£363) in line with the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012), has been made via the Planning Portal.

Background

Planning permission ref: 3/2022/0537 was granted on 28 April 2024 for the following development at land adjacent to Northcote Road, Langho BB6 8BG:

“Proposed residential development of 8 detached dwelling houses”.

More specifically, the development comprises of seven two storey houses and a dormer bungalow, each accessed via an internal estate road off Northcote Road. Subsequent to this, a further consent has been granted under Section 73 of the Town and Country Planning Act for a Minor Material Amendment (“MMA”) to the original permission. This made adjustments to the previously approved visibility splays and was approved on 17 May 2024 under application ref: 3/2024/0115 (herein referred to as the “Consented Scheme”)

The permissions referenced above were secured by Oaktree (Construction Design and Management) Ltd. however, since this time, Alderley Group have acquired the site and are set to build-out the Consented Scheme.

On 22 November 2024 Alderley Group secured consent for a series of small changes to the Consented Scheme, under Non-Material Amendment application ref: 3/2024/0835. The purpose of these amendments was to modernise the design and layout of the houses and enhance the development’s overall quality and marketability.

Since this time, Alderley Group have continued with the detailed design work necessary to enable delivery of the project, in consultation with their contracting arm Alderley Partnerships, and their architect mpsl. This exercise has identified a need for a further round of small changes to the Consented Scheme.

As a result, this application seeks to make a series of Non-Material Amendments, which are summarised in the section below and detailed in the plans submitted with this application.

Summary of the Proposed Changes

The proposed changes to the Consented Scheme can be summarised as follows:

- Slight repositioning of the Plot 2 driveway.
- Lowering the pitch of the garage roof to Plot 7, which results in a reduction in its height by 400mm.
- Adjusting the rear dormers to Plot 8 to incorporate a flat roof design, to accommodate the required number of PV panels on the wider roof.
- Addition of PV panels to the houses.
- Introduction of flat-roofed portico features to front entrances in place of consented door canopies.
- Minor adjustment to consented chimney positions.
- Updates to the consented material schedule for the houses.
- Introduction of a hard verge to the west of the access road to assist with the construction of a retaining landscape batter to manage the levels difference.
- Updated feature wall – ‘The Meadows’ - added to the side of the main entrance into the development.

In order to secure consent for the above amendments, this application specifically seeks to agree a revised pack of drawings which will require the re-wording of condition 2 of the Consented Scheme, which lists the approved drawings.

An updated package of plans has been produced in support of this Non-Material Amendment application. These are listed in Table 1, below and overleaf, alongside the corresponding plans that they will directly supersede (taken from NMA approval ref: 3/2024/0835).

Consented Plan Title and Reference	Proposed Plan Title and Reference
Proposed Site Layout 24075-01	Proposed Site Layout 24075-01 Rev: L
Proposed Site Layout (Colour) 24075-02 Rev: A	Proposed Site Layout 24075-02 Rev: D
Proposed Street Scenes 24075-03 Rev: A	Proposed Street Scenes 24075-03 Rev: B
Plot 1 Proposed Floor Plans 24076_HT1_01	Plot 1 Proposed Floor Plans 24076_HT1_01 Rev: B
Plot 1 Proposed Elevations 24075_HT1_02	Plot 1 Proposed Elevations 24075_HT1_02 Rev: C
Plot 2/4/6 Proposed Floor Plans 24076_HT2_01	Plot 2/4/6 Proposed Floor Plans 24076_HT2_01 Rev: B
Plot 2/4/6 Proposed Elevations 24075_HT2_02	Plot 2 Proposed Elevations 24075_HT2_02 Rev: B
	Plot 4/6 Proposed Elevation 24075_HT2_03
Plot 3 Proposed Floor Plans 24076_HT3_01	Plot 3 Proposed Floor Plans 24076_HT3_01 Rev: A
Plot 3 Elevations 24076_HT3_02	Plot 3 Elevations 24076_HT3_02 Rev: B

Consented Plan Title and Reference	Proposed Plan Title and Reference
Plot 5 Proposed Floor Plans 24076_HT5_01 Plot 5 Proposed Elevations 24075_HT5_02	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 Plot 7 Proposed Elevations 24075_HT7_02	Plot 7 Proposed Floor Plans 24076_HT7_01 Rev: A Plot 7 Proposed Elevations 24075_HT7_02 Rev: B
Plot 7 Garage 25075_HT7_03	Plot 7 Garage 25075_HT7_03 Rev: A
Plot 8 Proposed Floor Plans 24076_HT8_01 Plot 8 Proposed Elevations 24075_HT8_02	Plot 8 Proposed Floor Plans 24076_HT8_01 Rev: A Plot 8 Proposed Elevations 24075_HT8_02 Rev: B
Boundary Treatment Layout 24075-04 Boundary Treatment Details 24075-05	Boundary Treatment Layout 24075-04 Rev: B Boundary Treatment Details 24075-05 Rev: A
	PV Panel Location Plan 24075_07 Rev: A

^ Table 1

Basis of Determination

Section 96A of the Town and Country Planning Act 1990 (as amended) allows a Local Planning Authority (“LPA”) in England to make a change to any planning permission where they are satisfied that the change is not material. Specific powers (at S.96A(3)) are also provided to remove or alter existing conditions.

S.96a(2) states that in deciding whether a change is material, a LPA must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

Whilst there is no definition of what constitutes a Non-Material Amendment, National Planning Practice Guidance (“PPG”) recognises that it will be in the context of the overall scheme.

Evaluation of the Changes

The dormers being amended on Unit 8 are situated on the rear elevation and therefore do not form prominent features within the publicly accessible streetscene. Notwithstanding, their proposed design aligns with the modern approach adopted for the remainder of the house and these features will continue to sit comfortably within the rear roof-slope. It is also noted that an existing property on the opposite side of Northcote Road from the Site includes a flat-roofed dormer as part of its roof design. Importantly, this amendment paves the way for the installation of renewable energy technologies, in the form of PV Panels, on the roof.

The revision to Plot 7’s garage roof will lower the overall height of this part of the dwelling by 400mm.

The proposed portico feature (in place of the entrance canopies) is intended to further modernise and enhance the appearance of the proposed houses. In terms of materials, a light grey colour is proposed for the doors and window frames as a softer alternative to the anthracite grey that formed part of the consented scheme (see **Figure 1** overleaf).



^ Figure 1 – Proposed Plot 8 frontage with light grey doors and windows.

White render formed part of the consented package of materials, to be used on the feature gables for a number of the houses. However, it is proposed to use the Marshalls Darlstone buff across these areas instead, as this represents a better quality, better wearing alternative. The design quality of the houses is such that the introduction of a further external facing material (render) is considered to be unnecessary (as demonstrated by **Figure 2**, below).

Charcoal coloured roof tiles are still being proposed, as with the Consented Scheme, however the manufacturer has changed from that referenced on the previously approved plans (See attached Materials Schedule by mpst).



Figure 2- Proposed image of Plot 2

The updated plans also include the PV Panels to be added to the roofs of the properties. Generally these have been added to the rear elevations, subject to their orientation with the sun. These are features typically found on dwellinghouses that will enhance the sustainability of the properties.

Importantly the orientation and size of the consented houses will remain unchanged, along with the housing mix and type. There will also be no changes to the approved level of car parking.

Conclusion


It is concluded that that the changes sought by this application constitute a Non-Material Amendment in accordance with the provisions set out in Section 96A of the Town and Country Planning Act 1990 (as amended).

I trust the submitted information is sufficient, however should you have any questions, or require further information, please do not hesitate to contact me by email or telephone (07300 806 110).

Yours faithfully,

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 MRTPI
Associate Director

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