



RIBBLE VALLEY
BOROUGH COUNCIL

PP-13922494

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

26

Suffix

Property Name

Address Line 1

Whalley Road

Address Line 2

Address Line 3

Lancashire

Town/city

Langho

Postcode

BB6 8EJ

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

Easting (x)

Northing (y)

370182

433761

Description

Applicant Details

Name/Company

Title

Ms

First name

Ciara

Surname

Beckett

Company Name

Address

Address line 1

119 Union Road

Address line 2

Address line 3

Town/City

Oswaldtwistle

County

Lancashire

Country

Postcode

BB5 3DD

Are you an agent acting on behalf of the applicant?

- Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Lee

Surname

Greenwood

Company Name

LJG Planning Consultancy Ltd

Address

Address line 1

17

Address line 2

South Drive

Address line 3

Town/City

Padiham

County

Country

Postcode

BB12 8SH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

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

Proposed dormer windows to the front, together with a side extension to the bungalow and demolition of the existing garage

Reference number

3/2012/0034

Date of decision

12/03/2012

What was the original application type?

Householder planning permission

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

Alterations to the design of the previously approved side extension, which remains extant following the implementation of other elements of the approved scheme.

Please state why you wish to make this amendment

A change in circumstances and due to the findings of an Inspector in determining a recent appeal at the site.

Are you intending to substitute amended plans or drawings?

- Yes
 No

If yes, please complete the following details

Old plan/drawing numbers

Drawing No. 12/1/2A

New plan/drawing numbers

Drawing No. 709/3A

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 *****

N/A

Date (must be pre-application submission)

26/03/2025

Details of the pre-application advice received

Email exchange regarding proposed design and the suitable procedural route to secure the amendments. The intended revisions were considered to be acceptable and the NMA route most appropriate.

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

Lee Greenwood

Date

04/04/2025