

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

REFUSAL OF NON-MATERIAL AMENDMENT

APPLICATION NO: 3/2025/0372

DECISION DATE: 06 June 2025

DATE RECEIVED: 14/05/2025

APPLICANT:

Mr Stephen Jackson
Plane Tee Cottage
Chipping Road
Chaigley
Clitheroe
BB7 3LT

AGENT:

Mr Paul Derbyshire
PD Construction Consultants
7 Beech Street
Clitheroe
BB7 2LL

DEVELOPMENT PROPOSED: Non-material amendment to 3/2022/0758 involving the addition of door, window and stair to south elevation.

AT: Plane Tree Cottage Chipping Road Chaigley BB7 3LT

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the non-material amendment to Planning Permission 3/2025/0372 for the following reason(s):

- 1 The proposed amendments go beyond that which could be considered as a non-material amendment under section 96A of the Town and Country Planning Act insofar that the proposed addition of a window, door and external staircase to the southern gable elevation of the building is considered to be a 'material' amendment.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

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