


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>06/06/25</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>06/06/25</b>
----------------	-----------------	-----------	--------------	-----------------	-----------------	-----------	--------------	-----------------

<b>Application Ref:</b>	3/2025/0372			 <div>Ribble Valley Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div>
<b>Date Inspected:</b>	N/A	<b>Site Notice:</b>	N/A	
<b>Officer:</b>	LW			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>REFUSAL</b>

<b>Development Description:</b>	Non-material amendment to 3/2022/0758 involving the addition of door, window and stair to south elevation.
<b>Site Address/Location:</b>	Plant Tree Cottage, Chipping Road, Chaigley, BB7 3LT.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
N/A	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	N/A

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
N/A	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

National Planning Practise Guidance.

**Relevant Planning History:**

3/2022/0758: Proposed removal of existing shed and construction of new detached garage and workshop (Approved).

3/2022/0195: Proposed removal of existing timber shed and construction of new detached garage and workshop to existing dwelling. Re-submission of 3/2021/1289 (Refused).

3/2021/1289: Proposed removal of existing timber shed and construction of new detached garage and workshop to existing dwelling (Refused).

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Nature of Non-Material Amendment:**

Consent is sought for a non-material amendment to application 3/2022/0758 which granted consent for the construction of a detached garage and workshop.

The purpose of the application is to seek the Council's opinion as to whether the changes to the previously approved development are sufficiently material in their nature and in the context of the proposed development as to require a new planning permission.

Non-material amendment applications are not an application for planning permission. They do not result in the issuing of a new planning permission and relate only to the amendments sought.

It is noted that two planning applications were refused prior to the original consent, for the construction of a similar detached garage outbuilding under application references 3/2022/0195 and 3/2021/1289. These applications sought planning permission for a two-storey garage and studio space, which due to its positioning adjacent to the highway of Chipping Road was deemed to be an incongruous addition by virtue of its overall size, scale and design, including substantial window openings. This was considered to result in an over-domesticated outbuilding which would be harmful to the surrounding National Landscape.

Following this, planning permission was granted for the construction of an amended scheme under application 2/2022/0758, to which this application relates, comprising a single storey double garage and workshop with 3no. garage-style doors to the western facing front elevation, 3no. windows to the eastern rear elevation and 4no. roof lights, with blank gable elevations.

The amendments sought as part of this non-material amendment application relate to an alteration to the southern facing gable elevation of the building, comprising the addition of a ground floor window and external staircase leading up to a personnel door providing access to a first-floor store. This elevation fronts Chipping Road, with the alterations proposed thus introducing new openings and an external staircase to a visually prominent elevation currently devoid of any openings.

The provision of new openings and an external staircase providing access to a first-floor element would increase the domestic appearance of the originally approved single storey garage outbuilding and would erode the revisions sought following the refusal of application 3/2022/0195 and 3/2021/1289.

Accordingly, it is considered that the visual impact of the amendments sought would result in a fundamental change to the design and external appearance of the development originally approved, with the amendments proposed resulting in a development that would be materially different in terms of design and external appearance to that of the original consent.

In view of the above, it is considered that the proposed amendments would in this case exceed the threshold of a non-material alteration to the original planning permission for the purposes of Section 96A of the Town and Country Planning Act 1990 (as amended).

**Observations/Consideration of Matters Raised/Conclusion:**

As such, for the above reasons the application is recommended for refusal.

<b>RECOMMENDATION:</b>	That the non-material amendment be refused.
------------------------	---