

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: 3/2025/0525
DECISION DATE: 01 September 2025
DATE RECEIVED: 04/08/2025

APPLICANT:

Mr and Mrs Howarth
42 Painter Wood
Billington
BB7 9JD

AGENT:

Mr Peter Hitchen
Peter Hitchen Architects
Marathon House
The Sidings Business Park
Whalley
BB7 9SE

DEVELOPMENT PROPOSED: Non-material amendment to planning permission 3/2020/0163 involving a change from render finish to corten steel cladding to the lower front balcony wall and alterations to fenestration design to front elevation.

AT: 42 Painter Wood, Whalley Old Road, Billington, BB7 9JD.

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 3/2020/0163 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 corten steel cladding to the lower front balcony wall 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.