

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LW	Date:	01/09/25	Manager:	KH	Date:	01/09/25

Application Ref:	3/2025/0525			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	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.
Site Address/Location:	42 Painter Wood, Whalley Old Road, Billington, BB7 9JD.

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
National Planning Practise Guidance.
Relevant Planning History: 3/2009/0262: Proposed kitchen and utility room extension and new porch (Approved). 3/2020/0163: Single storey extension to side and rear. Alterations to fenestration (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Nature of Non-Material Amendment: Consent is sought for a non-material amendment to application 3/2020/0163 which granted consent for the construction of a single storey side and rear extension and fenestration alterations. The purpose of this 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.

The amendments sought relate to the regularisation of the fenestration design and a proposed change in material for the lower balcony wall to the principal elevation of the dwellinghouse from the originally approved render to Corten steel cladding.

The amendment to the fenestration design is considered minor in nature and would not amount to a development that is materially different, in terms of external appearance and impact upon residential amenity, to that of the original consent. As such, it is considered that this amendment would in this case be non-material.

With respect to the proposed amendment to the balcony walling, the application's supporting information states that the existing render is staining and therefore it is proposed to replace this with steel cladding. However, whilst the contemporary style of the application dwelling and nearby built form is acknowledged, the principal elevation of the application property comprises render and timber cladding and therefore the incorporation of steel cladding is not considered to appear in keeping with the external facing materials of the existing dwellinghouse, nor would it reflect the materials featured within the surrounding area. This impact would only be exacerbated by the prominent siting of the application property along Painter Wood, with the dwelling also sited in an elevated position when viewed from the public highway.

Accordingly, it is considered that the visual impact of the amendment sought to the balcony would result in a fundamental change to the design and external appearance of the development originally approved, with the amendment proposed amounting to 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 therefore considered that the proposed amendment would in this case exceed the threshold of a non-material alterations 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.

RECOMMENDATION:	That the non-material amendment be refused.
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