

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

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	30/9/25	<b>Manager:</b>	LH	<b>Date:</b>	1/10/25
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<b>Application Ref:</b>	3/2025/0559	 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	17/10/22	
<b>Officer:</b>	BT	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>NON MATERIAL AMENDMENT</b>

<b>Application Description:</b>	Non material amendment to application 3/2022/0791 involving amendments to the proposed elevations.
<b>Site Address/Location:</b>	Twitter Bridge Farm, Twitter Lane, Waddington, BB7 3LG.

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

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

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

<b>RELEVANT POLICIES:</b>
National Planning Practice Guidance: Flexible options for planning permissions

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Nature of Non-Material Amendment:</b>
<p>Consent is sought for a non-material amendment to application 3/2022/0791 which granted consent for the conversion of a barn building to a dwelling (previously approved under planning application 3/2018/0750).</p> <p>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 approved development so 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.</p> <p>In this instance, the amendment sought relates to changes to the internal layout, fenestration and roof detailing approved under application 3/2022/0791. The application's supporting information states that the proposed changes are required in order to provide more natural light into the rooms of the converted barn. The amendment sought comprises numerous changes to the originally approved development. These changes include alterations to the alignment of approved ground and first floor window openings within the South-western gable end of the barn building and the substitution of a glazed opening, single door opening and cladding on the South-western profile of the barn's outshut component with full height glazing. Four new window openings are also proposed for the North-eastern gable end of the barn building which did not form part of the originally approved development. Further changes proposed include the introduction of integrated solar panels to the principal South-eastern roof slope of the barn building which</p>

would be noticeably at odds with the historic slate roof profile of the traditional barn building and these would also be fully visible in the public realm from Twitter Lane. Further alterations are also proposed to the approved configuration of rooflight openings on the rear North-western roof slope of the barn building, with five originally approved rooflight openings being replaced with three rooflight openings that would be aligned in a distinctly linear and regimented fashion in noticeable contrast to the randomised sequence of the originally approved rooflight openings.

Taking account of the above, it is considered that the cumulative visual impacts 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 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 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/Assessment/Conclusion:**

The non-material amendment should be refused.

**RECOMMENDATION:**

Refuse non-material amendment.