

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	SK	Date:	11.8.25	Manager:	NH	Date:	11/08/25
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Application Ref:	2025/0603			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	SK			
DELEGATED ITEM FILE REPORT:				NMA APPROVAL

Development Description:	Non-material amendment to application 3/2024/0990 involving change in window/door positions and change of materials on entrance elevation (stone instead of render).
Site Address/Location:	Barrowbridge House Club Street Barrow BB7 9AY

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A:	
N/A	
CONSULTATIONS:	Additional Representations.
No representations received in respect of the proposal.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations

National Planning Policy Framework (NPPF)

Relevant Planning History:

2024/0990:

Technical details following permission in principle application (3/2023/0989) for residential development comprising 4 dwellings. (Approved)

2023/0989:

Permission in principle application for residential development comprising 4 dwellings. (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an existing area of land afforded direct vehicular and pedestrian access off Old Row Barrow by way of an existing roadway/track. The site currently accommodates two buildings, one being that of offices (with storage above) and a workshop associated with an existing civil engineering

and construction business. The site is bounded to the east and south by existing residential development, with adjacent land to the north and west being greenfield in nature currently utilised for the purposes of agriculture.

Proposed Development for which consent is sought:

The submitted details seek consent for a non-material amendment to technical matters consent 3/2024/0990 following Permission in Principle Consent 2023/0989. The submitted details propose the following amendments to the originally consented proposal:

Plot 01:

North-East Elevation:

- Amendment to window locations
- Head and sill detailing added

North-West Elevation:

- Head and sill detailing added

South-East Elevation:

- Introduction of new window at ground floor
- Use of stone on elevation in-lieu of render
- Head and sill detailing added

South-West Elevation:

- Head and sill detailing added

Internal Floorplan:

- Revised location of internal staircase
- Snug introduced at ground floor
- First Floor layout reconfigured

Plot 02:

North-East Elevation:

- Amendment to window locations and introduction of window to serve newly located internal staircase.
- Head and sill detailing added

North-West Elevation:

- Head and sill detailing added

South-East Elevation:

- Introduction of new window at ground floor
- Use of stone on elevation in-lieu of render
- Head and sill detailing added

South-West Elevation:

- Head and sill detailing added

Internal Floorplan:

- Revised location of internal staircase
- Snug introduced at ground floor

- First Floor layout reconfigured

Plot 03:

North-East Elevation:

- Amendment to window locations and introduction of window to serve newly located internal staircase.
- Head and sill detailing added

North-West Elevation:

- Head and sill detailing added

South-East Elevation:

- Introduction of new window at ground floor
- Use of stone on elevation in-lieu of render
- Head and sill detailing added

South-West Elevation:

- Head and sill detailing added
- Window omitted

Internal Floorplan:

- Revised location of internal staircase
- Snug introduced at ground floor
- First Floor layout reconfigured

Plot 04:

North-East Elevation:

- Amendment to window locations and introduction of window to serve newly located internal staircase.
- Head and sill detailing added

North-West Elevation:

- Introduction of new window at ground floor
- Use of stone on elevation in-lieu of render
- Head and sill detailing added

South-East Elevation:

- Head and sill detailing added

South-West Elevation:

- Head and sill detailing added
- Window omitted
- Velux and windows configuration altered

Internal Floorplan:

- Revised location of internal staircase
- Snug introduced at ground floor
- First Floor layout reconfigured

Impact Upon Residential Amenity:

The submitted details seek consent for non-material amendments to the internal configuration, window and door positions and previously approved materials of the proposed dwellings consented pursuant to permission 3/2024/0990.

Taking account of the proposed amendments and taking account of the revised window and door positions, it is not considered that the proposed development will result in any additional material adverse impacts upon the residential amenities of future occupiers of the dwellings nor any additional adverse impact upon the residential amenities of the occupiers of nearby residential receptors.

As such the proposal does not raise any significant direct conflicts with Policy DMG1 which seeks to ensure of adequate standards of residential amenity and protect against development(s) that would result in measurable detrimental impact(s) upon nearby existing residential amenities.

Visual Amenity/External Appearance:

The submitted details seek consent for non-material amendments to the internal configuration, window and door positions and previously approved materials of the proposed dwellings consented pursuant to permission 3/2024/0990.

It is proposed that the front (primary) elevations of the dwellings will now be faced in stone in-lieu of the previously approved render, with amendments also proposed in relation to the previously consented window locations. In respect of the newly proposed materials, it is considered that the introduction of stone on the primary elevations will still result in the proposed development responding positively to the inherent character of the area, with the proposed revised window locations also being considered acceptable. Particularly insofar that it is not considered the revised window configuration will result in any additional adverse impacts upon the character or visual amenities of the area.

As such it is not considered the proposal will result in any measurable detrimental impacts upon the character or visual amenities of the area or any significant measurable conflict(s) with Policy DMG1 which seeks to protect against development that would undermine the character or visual amenities of the area.

Landscape/Ecology:

The proposal seeks consent for non-material amendments to the internal configuration, window and door positions and previously approved materials of the proposed dwellings consented pursuant to permission 3/2024/0990. Taking account of the scope of the proposed amendments, it is not considered that the proposed amendments will result in any additional impacts upon existing trees/hedgerow or species of conservation concern.

Taking account of the above, the proposal does not raise any significant measurable conflict(s) with Policies DME1, DME2 nor DME3 of the Ribble Valley Core Strategy which seek to protect against adverse impacts upon habitat, biodiversity, ecology or protected species and species of conservation concern.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the non-material amendment is recommended for approval.

RECOMMENDATION:

That the non-material amendment to 3/2024/0990 be approved subject to the following condition(s):

The development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawing(s):

161-01 F: Proposed Site Plan

161-02 B: Plot 1 proposed Plans and Elevations

161-03 D: Plot 2 Proposed Plans and Elevations

161-04 B: Plot 3 Proposed Plans and Elevations

161-05 D: Plot 4 Proposed Plans and Elevations

Reason: For the avoidance of doubt and to clarify which plans are relevant to the non-material amendment hereby approved.

The applicant shall note that all conditions imposed pursuant to extant planning permission 3/2024/0990 remain valid/engaged and where applicable may require further discharge and/or adherence.