

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LW	Date:	03/09/25	Manager:	KH	Date:	03/09/25

Application Ref:	3/2025/0622			 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 3/2022/0449 involving window and door openings to regularise as-built arrangement.
Site Address/Location:	Lower Abbott House, Abbott Brow, Mellor, BB2 7HU.

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:
3/2022/0449: Proposed replacement dwelling (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Nature of Non-Material Amendment: Consent is sought for a non-material amendment to application 3/2022/0449 which granted consent for a replacement dwelling. 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. The amendments sought include minor alterations to the previously approved ground floor fenestration arrangements to the southern and western elevations of the dwellinghouse. This includes the removal 2no. window openings and addition of a personnel door to the western elevation and the addition of a new window to the southern elevation. The new openings would not have a direct interface with any

nearby residential receptors and would provide views similar to those afforded by the openings approved under the original planning consent.

Taking account of the above, it is not considered that the proposed amendments would conflict with any of the Council's Development Management Policies or conditions relating to the original planning permission granted, nor is it anticipated that the proposed amendments would exacerbate any concerns which were raised by any third parties at the original planning application stage. In this instance, the proposed amendments would therefore 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 the amendments proposed would in this case be non-material.

Observations/Consideration of Matters Raised/Conclusion:

In view of the above, the proposal is considered to be a non-material amendment to the original planning permission for the purposes of Section 96A of the Town and Country Planning Act 1990 (as amended).

RECOMMENDATION:	That the non-material amendment be approved.
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