

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	15/10/25	Manager:	KH	Date:	15/10/25
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Application Ref:	3/2025/0697			 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 application 3/2025/0114 involving a change of dormer wall material from wall hung concrete tiles to grey composite cladding.
Site Address/Location:	24 Kirkdale Road, Langho, BB6 8EW.

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:

3/2025/0114: Proposed raising of ridge height and addition of dormers to both roof slopes (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Nature of Non-Material Amendment:

Consent is sought for a non-material amendment to application 3/2025/0114 which granted consent for a roof raise and the addition of dormers to both roof slopes.

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 an alteration to the previously approved external materials to the dormer extensions. Upon submission of the non-material amendment application, this included the replacement of the previously approved wall hung concrete tiles with black ash woodgrain shiplap cladding. However, the use of black cladding was not considered to appear in keeping with the external

facing materials featured along Kirkdale Road and therefore the proposal has been revised to instead include moondust grey horizontal coastline composite cladding. Whilst it is acknowledged that a darker grey cladding would better integrate with the roof of the main dwellinghouse, the proposed moondust grey cladding is, on balance, considered acceptable in this particular instance, insofar that the dormers are located to the sides of the dwellinghouse and would be read in context with the existing white cladding featured to the principal elevation of the property.

In this respect, it is not considered that the proposed amendment from wall hung concrete tiles to grey composite cladding 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 amendment 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 on residential amenity, to that of the original consent and as such, it is considered that the proposed amendments 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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