


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	02/10/2025	Manager:	SK	Date:	2.10.25
----------------	-----------------	-----------	--------------	-------------------	-----------------	-----------	--------------	----------------

Application Ref:	2025/0715			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	18/07/2025	Site Notice:	N/A					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed single-storey extension to rear.
Site Address/Location:	37 Waddow Grove, Waddington BB7 3JL.

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: 25/0715: Proposed single-storey extension to rear.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached property in Waddington. The surrounding area is predominately residential, and the application site does not fall on any designated land.
Nature of Non-Material Amendment:

Consent is sought for a non-material amendment to application 3/2025/0506 which granted consent for the construction of a single-storey rear extension.

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 not 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 introduction of cladding to the rear elevation and changes to the approved window arrangement. The approved scheme features a largely glazed rear elevation, it is proposed to remove the top section of glazing and instead include timber cladding. Given the modest nature of this alteration and the screened location of the rear elevation, it is not considered this change would have any adverse impact. The approved scheme featured two narrow sections of glazing in the southeast elevation of the dwelling, these are to be replaced with one singular, slightly larger window opening. Again, given the screened location and modest nature, this raises no concerns. As such, the proposed alterations are considered acceptable.

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 planning consent be granted subject to the imposition of conditions.