


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LW	Date:	21/10/25	Manager:	KH	Date:	21/10/25

Application Ref:	3/2025/0744			 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 3/2023/0271 involving change of external materials.
Site Address/Location:	3 Fort Street, Clitheroe, BB7 1BY.

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:
3/2023/0271: Proposed single storey rear extension (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Nature of Non-Material Amendment:
<p>Consent is sought for a non-material amendment to application 3/2023/0271 which granted consent for a single storey rear extension.</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 proposed development as to require a new planning permission.</p> <p>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>The amendments sought include an alteration to the previously approved external materials of the development. This includes the replacement of the previously approved red facing brickwork and white uPVC windows and doors with white render and grey windows and doors. The amendments sought have already been implemented on site and therefore this application is retrospective.</p>

The proposed render matches the external appearance of the rear wall of the main dwellinghouse as well as the rear elevations of other residential properties along the terraced row and therefore does not appear an anomalous or discordant addition. It is also not considered that the incorporation of grey windows and doors results in any detrimental impact upon the visual appearance of the extension.

The proposed amendment therefore does not result in an extension or increase to the footprint or height of the works already approved. It is also not considered that the proposed amendments conflict with any of the Council's development management policies or conditions relating to the original planning permission granted, nor is it considered that the proposed amendments exacerbate any concerns which were raised by any third parties at the original planning application stage. In this instance, the proposed amendments therefore do 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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