

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

NON MATERIAL AMENDMENT ATTACHED TO A PLANNING PERMISSION

APPLICATION NO: 3/2025/0813

DECISION DATE: 12 November 2025

DATE RECEIVED: 15/10/2025

APPLICANT:

Mrs Lauren Clews
4 Commons Lane
Balderstone
Blackburn
BB2 7LP

AGENT:

DEVELOPMENT PROPOSED: Non-material amendment to planning permission 3/2022/1099 involving the addition of an obscure glazed window in the gable end of the proposed first floor side extension.

AT: 4 Commons Lane Balderstone BB2 7LP

Ribble Valley Borough Council hereby give notice that permission has been granted for the non-material amendments to the planning permission as described above subject to the following conditions:

1. Further to the grant of planning permission reference 3/2022/1099, the Council hereby grants approval of the following plans as non-material amendments to that permission, subject to compliance otherwise with the terms of the aforementioned permission:

'Proposed Obscure Window in Gable End' (Side Elevation)

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

2. The first floor window in the north western side elevation of the extension hereby approved shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The window shall remain in that manner in perpetuity at all times.

Reason: To protect neighbouring receptors residential amenity.

Note(s)

1. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

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Nicola Hopkins

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**