


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	11/11/2025	Manager:	LH	Date:	12/11/25
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Application Ref:	2025/0813			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	N/A	Site Notice:	N/A					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	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.		
Site Address/Location:	4 Commons Lane Balderstone Blackburn BB2 7LP		

CONSULTATIONS:	Parish/Town Council
N/A	

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

CONSULTATIONS:	Additional Representations.
N/A	

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: 2005/0451: Conservatory and lounge extension to rear elevation. (approved) 2012/0906: Proposed single storey side extension. (withdrawn) 2016/0550: Proposed two storey extension and associated internal works. (approved with conditions) 2022/1099: Proposed demolition of side extension, two storey side extension and front porch. (approved with conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Site Description and Surrounding Area:

The proposal relates to a semi-detached property in Balderstone, on the edge of the defined settlement of Osbaldeston. The dwelling is on Commons Lane close to the junction of Higher Commons Lane. The dwelling consists of brickwork and render to the external walls, grey UPVC windows and concrete roof tiles. The surrounding area comprises a mixture of residential dwellings, farmsteads and open countryside.

Nature of Non-Material Amendment:

Consent is sought for a non-material amendment to application 3/2022/1099 which granted consent for the construction of a two-storey side extension and front porch.

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 a first-floor window in the approved extension on the western side elevation. The window will serve an ensuite bathroom and will benefit from obscure glazing. The proposed window, being on the side elevation, does not significantly alter the appearance of the dwelling and as such raises no concerns from a visual perspective. The North-Western elevation runs parallel to the adjoining shared boundary with Dentdale House. Given the window is to be fitted with obscure glazing with a top-opener, there are no concerns in respect to loss of privacy or overlooking subject to securing this by condition.

Based on the above observations, the proposal is 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.