

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LW	Date:	28/11/25	Manager:	KH	Date:	01/12/25

Application Ref:	3/2025/0818			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	16/10/25	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Variation of condition 2 (approved plans) on planning permission 3/2010/0163 to substitute corten steel cladding to the balcony wall for the approved render finish.
Site Address/Location:	42 Painter Wood, Whalley Old Road, Billington, BB7 9JD.

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	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 Key Statement EN1: Green Belt Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF) Relevant Planning History: 3/2025/0525: Non-material amendment to planning permission 3/2020/0163 involving a change from render finish to corten steel cladding to the lower front balcony wall and alterations to fenestration design (Refused). 3/2020/0163: Single storey extensions to side and rear. Alterations to fenestration (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application relates to a detached bungalow property at No.42 Painter Wood, Billington. The property comprises render and timber cladding to the walls and concrete tiles to the roof and is located on land which benefits from a Green Belt designation.

Proposed Development for which consent is sought:

Planning consent was granted under application 3/2020/0163 for the construction of a single storey side and rear extension and external alterations including fenestration and material changes.

This application seeks consent for a variation to the design of the approved development with the revised scheme to include the replacement of the previously approved render to the balcony walls featured to the principal elevation of the dwelling with corten steel cladding.

Impact Upon Residential Amenity:

Given the proposal solely relates to an alteration to the previously approved materiality it is not considered that the proposed variation would result in any direct measurable impacts upon nearby residential amenities.

Visual Amenity/External Appearance:

Policy DMG1 of the Ribble Valley Core Strategy sets out general Development Management considerations and provides an overarching series of considerations that the Local Planning Authority will have regard to in ensuring and securing high-quality appropriate forms of development. In this respect Policy DMG1 states that all development must *"be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials"*.

Given the proposal seeks to vary the materials of the development previously approved pursuant to planning permission 3/2020/0163, Paragraph 140 of the National Planning Policy Framework is also a material consideration with Paragraph 140 stating that local planning authorities should *"seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)"*.

Whilst the contemporary style of the application property and nearby built form is acknowledged, the principal elevation of the application dwelling comprises a mixture of white render, vertical timber cladding, horizontal charred timber cladding and stone. In this respect, the use of corten steel cladding would result in the introduction of an additional material/ colour to the principal elevation of the dwellinghouse which would appear neither sympathetic to nor reflective of the existing external facing materials featured to the front of the property. The proposal, if implemented, would thus result in the material palette of the property appearing overtly fussy, resulting in a diminishing quality of development, comparative to that of the approved. The impact of this would only be exacerbated by the prominent siting of the application property along Painter Wood, with the dwelling also occupying an elevated position when viewed from the highway. The proposed variation would therefore be directly visible from the adjacent public realm, resulting in a clear visual impact and being of detriment to the visual amenities of the immediate area

In an attempt to address these concerns during the determination of the application, the Local Planning Authority sought an amendment to the proposed variation, suggesting the use of timber cladding or an alternative type of steel cladding to better integrate with the existing materials featured to the principal elevation of the property. However, no amended plans have been received and the agent has requested that the application be determined based on the plans originally submitted with the application.

Taking account of the above, the proposal is considered to be in direct conflict with the Policy DMG1 of the Ribble Valley Core Strategy and Paragraph 140 of the National Planning Policy Framework insofar that approval would result in a diminished quality of development comparative to that of the approved, resulting in a form of development that would be of detriment to the visual amenities of the immediate area.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for refusal.

RECOMMENDATION:

That planning consent be refused for the following reason:

01:

The proposal is considered to be in direct conflict with Policy DMG1 of the Ribble Valley Core Strategy and Paragraph 140 of the National Planning Policy Framework insofar that approval would result in a diminished quality of development, comparative to that of the approved, resulting in a form of development that would be of detriment to the visual amenities of the immediate area.