


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	12/11/25	Manager:	KH	Date:	12/11/25
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Application Ref:	3/2025/0842			 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 application 3/2016/0130 involving alternative velux window sizes and amended location of the attic window.
Site Address/Location:	25 Blackburn Road, Ribchester, PR3 3ZP.

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:
3/2018/0810: Application for a single storey extension with a flat roof (Approved).
3/2016/0130: Proposed single storey extension to rear (resubmission of application 3/2015/0936) (Approved).
3/2015/0936: Extension to rear and dormer window (Refused).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Nature of Non-Material Amendment:
Consent is sought for a non-material amendment to application 3/2016/0130 which granted consent for a proposed single and two storey rear extension and insertion of 2no. roof lights to the rear roof slope of the dwellinghouse. It is noted that following this consent, planning permission was subsequently granted under application reference 3/2018/0810 to regularise the construction of a flat roof in substitution of the originally approved pitched roof to the single storey aspect of planning consent 3/2016/0130. However, as the two-storey element approved under 3/2016/0130 has been implemented, the planning permission is extant.

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.

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 include an alteration of the previously approved roof lights to the rear roof slope of the dwellinghouse, including an alteration to their size and location. The information submitted with the application states that the proposed amendments are due to the unavailability of the previously approved 700mmx900mm rooflights and to better accommodate the internal layout of the attic space. The amended rooflights would measure 550mmx990mm and 660mmx1190mm and would remain conservation type, recessed with a flush fitting, as per the original consent.

The proposed amendments would therefore 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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