

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act 1990

NON MATERIAL AMENDMENT ATTACHED TO A PLANNING PERMISSION

**APPLICATION NO:** 3/2025/0865

**DECISION DATE:** 13 January 2026

**DATE RECEIVED:** 18/12/2025

**APPLICANT:**

Mr Adam Richardson  
Riverside Barn  
Alston Lane  
Longridge  
PR3 3BN

**AGENT:**

Miss Sophie McGeough  
Plan Red Ltd  
19 Spring Gardens  
Colony  
Manchester  
M2 1FB

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**DEVELOPMENT PROPOSED:** Non-material amendment to planning permission 3/2020/0199 involving alterations to width and length of detached garage, insertion of additional rooflight and alteration to approved rooflight window and door position.

**AT:** Riverside Barn, Alston Lane, Longridge, PR3 3BN.

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 3/2020/0199, the Council hereby grants approval of the following plan as a non-material amendment to that permission, subject to compliance otherwise with the terms of the aforementioned permission:

- Location Plan & Site Plan as Proposed Drawing No: P.02-ZZ-001 REV P01
- Proposed Floor Plans Drawing No: P.03-ZZ-003 SK02
- Proposed Elevations and Sections Drawing No: P.05-XX-003 REV SK02

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

2. The roof lights within the Eastern and Western roof slopes of the garage and home office as shown on the approved plan 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). The roof lights shall remain in that manner in perpetuity at all times.

Reason: Reason: To protect nearby / neighbouring and future 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.

*Nicola Hopkins*

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