

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	12/1/26	Manager:	LH	Date:	12/1/26
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Application Ref:	3/2025/0865	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	17/9/24	
Officer:	BT	
DELEGATED ITEM FILE REPORT:	NON MATERIAL AMENDMENT	

Application Description:	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.
Site Address/Location:	Riverside Barn, Alston Lane, Longridge, PR3 3BN.

CONSULTATIONS:	Parish/Town Council
N/A	

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

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES:
National Planning Practice Guidance: Flexible options for planning permissions

ASSESSMENT OF PROPOSED DEVELOPMENT:
Nature of Non-Material Amendment:
<p>Consent is sought for a non-material amendment to application 3/2020/0199 which granted consent for the removal of an existing conservatory and construction of a detached garage and home office at the application site.</p> <p>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 to require a new planning permission.</p> <p>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.</p> <p>A detached garage and home office was constructed following the approval of planning application 3/2020/0199 however this structure was not built in accordance with the plans approved under application 3/2020/0199. Planning consent was subsequently sought for the retention of the unauthorised building under planning application 3/2024/0437 however this application was ultimately refused on the grounds of residential and visual amenity. This decision was subsequently appealed and dismissed under planning appeal ref: APP/T2350/W/24/3355649. In light of the outcome of this appeal decision, the applicant seeks</p>

to alter the design of the as built unauthorised garage and home office as an amendment to the development approved under planning application 3/2020/0199.

In this instance, the applicant seeks to retain the as built footprint of the unauthorised garage and home office. The as built footprint of the unauthorised garage and home office comprises an almost identical footprint to the building approved under application 3/2020/0199, albeit with a marginally increased length (+0.5m) and reduced width (-0.3m). As such, the retention of the unauthorised building's existing footprint would amount to a nominal deviation from the originally approved development. The as built eaves and ridge height of the unauthorised structure currently exceeds that of the building consented under application 3/2020/0199 however the proposed amendment seeks to reduce both the eaves and ridge height of the unauthorised structure to match that of the originally approved building.

The as built principal Southern elevation of the unauthorised garage and home office currently comprises a single garage door opening and upper glazed section comprised of fixed glazing and a bi-fold door opening however the proposed amendment seeks to reconfigure this elevation so as to comprise two garage door openings and a single casement style window at the first floor level, both of which would reflect the approved design from previous application 3/2020/0199.

The as built Eastern elevation of the unauthorised garage and home office currently accommodates a single door and vertical window opening which are proposed for retention. The existing door and window arrangement in place largely mirrors the previously approved door and window configuration, albeit with a vertically orientated window opening (as opposed to a horizontal opening) therefore the retention of the existing door and window openings would amount to only a minor deviation from the previously approved development. The Eastern roofslope of the garage and home office currently contains two rooflight openings however the Northernmost rooflight opening is to be removed leaving just one rooflight opening within the roofslope in line with the originally approved development.

The Western roofslope of the garage and home office building currently accommodates a single rooflight opening which is to be realigned centrally within the building's Western roofslope which in turn would amount to a minor deviation from the previously approved development. Whilst this rooflight opening could potentially provide opportunities for overlooking into the neighbouring garden area of Roth-Holme, written correspondence has been received from the occupants of this property which confirms no objection to a western facing rooflight, and with no concerns raised with regards to potential occurrences of overlooking or losses of privacy.

Taking account of all of the above, the proposed amendments sought are considered to fall within the realm of non-material changes in as much that the proposed amendments sought would not amount to a material change with respect to design, external appearance, siting or layout that would be materially different to that of the original consent. Furthermore, it is not considered that the proposed amendments would 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 would exacerbate any concerns which were raised by any third parties at the original planning application stage.

As such, it is considered that the proposed amendments would in this case constitute 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).

Observations/Assessment/Conclusion:

The non-material amendment should be granted.

RECOMMENDATION:

Approve non-material amendment.