


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	27/11/2025	Manager:	SK	Date:	27.11.25
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Application Ref:	3/2025/0866			 Ribble Valley Borough Council www.ribblevalley.gov.uk					
Date Inspected:	N/A	Site Notice:	N/A						
Officer:	EP								
DELEGATED ITEM FILE REPORT:					REFUSAL				

Development Description:	Non-material amendment to planning permission 3/2024/0612 involving increase in roof height, change to external materials, new side access door and introduction of solar panels.		
Site Address/Location:	Land opposite Turner Fold Read BB12 7QZ.		

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:
3/2024/0612: Proposed change of use and conversion of single-storey garage/workshop to two-storey, two-bedroom holiday let, including new pitched roof.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Nature of Non-Material Amendment:
Consent is sought for a non-material amendment to application 3/2024/0612 which granted consent for the conversion of an existing garage structure for use as a holiday let with associated external alterations.
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 as part of this non-material amendment application are summarised as follows

- Introduction of solar panels to the eastern roof slope.
- Principal fenestration alterations including an alternative glazing design to the first floor and the centralisation of the front door.
- The introduction of a reverse gable dormer style roof extension to the eastern roof slope, previously smaller and of flat roof design.
- A change in materials resulting in the entire structure being faced in stone as opposed to partly cladded.
- An increase in the height of the building by approximately 600mm.
- Introduction of a side entrance to the ground floor eastern elevation.

There are a significant number of alterations proposed and given the prominent location of the building all alterations would be highly visible from within the public realm. Accordingly, it is considered that the visual impact of the amendments sought would result in a fundamental change to the design and external appearance of the development originally approved, with the amendments proposed resulting in a development that would be materially different in terms of design and external appearance to that of the original consent.

In view of the above, it is considered that the proposed amendments would in this case exceed the threshold of a non-material alteration to the original planning permission for the purposes of Section 96A of the Town and Country Planning Act 1990 (as amended).

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons the application is recommended for refusal.

RECOMMENDATION:	That the non-material amendment be refused.
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