


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	17/12/2025	Manager:	LH	Date:	17/12/25
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Application Ref:	3/2025/0928			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>				
Date Inspected:	N/A	Site Notice:	N/A					
Officer:	MC							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Non-material amendment to planning permission 3/2023/0390 involving amendments to floor plans and elevations, adjustments to floor to floor heights, window and door sizes and materials.		
Site Address/Location:	Victoria Terrace Mellor Brow BB2 7PL		

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:
3/2025/0510 Approval of details reserved by condition 5 (landscaping scheme) of planning permission 3/2023/0390 Approved with Conditions
3/2025/0129 Non-material amendment to planning permission 3/2023/0390 to reflect the as built construction of the new access in accordance with the S278 Agreement. Approved with Conditions
3/2023/0390 Erection of three dwellings with associated highway works (pursuant to variation of condition 2 (approved plans) on planning permission 3/2016/0092. Approved with Conditions
3/2016/0092 Erection of 3 no. dwellings with associated highway works. Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Nature of Non-Material Amendment:

Consent is sought for a non-material amendment to application 3/2023/0390 which granted consent for the erection of three dwellings with associated highway works. The above application was a Section 73 application to vary condition 2 (approved plans) of planning permission ref: 3/2016/0092.

The purpose of this 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 relate to the following:

House Type A

- Increase internal floor heights
- Alterations to the siting of the render and grey ashlar stone to the front gable of plots 2 and 3
- Alterations of stone surrounds to windows
- Reduction in glazing height above front door of plots 2 and 3
- Alterations to first floor window sizes to rear elevations of plots 2 and 3
- Alterations to window size to side elevation
- Alterations to internal layout

House Type B

- Change from two central windows to front elevation to one window with stone surrounds
- Introduction of stone surrounds to windows
- Changes to the siting of render and grey ashlar stone to front elevation and front flat roof dormer
- Alterations to stone surrounds to rear elevation
- Change existing ground floor rear window to patio doors to plot 1
- Alterations to internal floor heights
- Alterations to internal layout (no change to number of bedrooms)

The amendment to the fenestration design and type, including the window size alterations, change from ground floor window to patio doors to plot 1 and the addition of and changes to the proposed stone surrounds are considered minor in nature and would 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 this amendment would in this case be non-material.

With respect to the proposed changes to the internal floor heights, this would not materially change any external heights of the dwellings when compared to the approved scheme that would prejudice third parties. As such, this is considered to be non-material.

Turning to the changes to the external materials of construction, this would not introduce in any external materials that did not form part of the approved scheme. However, the siting of K-Rend colour white and grey ashlar stone would be amended. The front gables to plots 2 and 3 would now be finished in stone rather than render and the recessed section would now be rendered. To plot 1, the walls surrounding and above the garages would be rendered with bay window serving the kitchen and flat roof dormer serving bedroom three now rendered rather than constructed of grey ashlar stone.

Given that the amendments would not introduce a new external material of construction and would only be altering the siting of the existing external materials, it is not considered to result in such a change that would

alter the overall character and appearance of the dwellings and would not be materially different in terms of design and external appearance to that of the original consent.

In view of the above, it is therefore considered that the proposed amendment would fall within the scope of a non-material alterations 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 approval.

RECOMMENDATION:	That the non-material amendment be approved.
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