

15th January 2026

Department of Development
South Lakeland House
Council Offices
Church Walk
Clitheroe
BB7 2RA



Our ref: OAKM002

By email only

Dear Sir/Madam,

**S96A OF THE TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 3/2022/1158
FOR THE VARIATION OF CONDITION 2 TO AMEND THE APPROVED PLANS TO PLOTS
3,4,5,67,73 AND 74
LAND SOUTH OF ACCRINGTON ROAD, WHALLEY**

We are writing on behalf of our client Oakmere Homes to apply for a non-material amendment to planning permission 3/2022/1158 for the 'Erection of 17 dwellings and 57 apartments with associated access, roads, car parking, landscaping and infrastructure, including a public car park to serve Whalley town centre'.

The proposed non-material amendment is to vary condition 2 of planning permission to amend the approved plans in relation to the proposed housetypes at Plots 3, 4, 5, 67, 73 and 74. The application has been submitted via the Planning Portal (PP-14626475) and comprises the following plans and documents:

- Drawing 015 R-OAK 01 Proposed Site Layout REV N
- Drawing 015-KIRK-V2-AG-P03 Kirkstone Plans and Elevations
- Drawing 015-WAS-P03 Wasdale REV B

The proposed changes are the result of a fresh look at the individual housetypes used within the development. The first change involves the replacement of the Bowfell units (Plots 5 and 67) with the Wasdale housetype approved elsewhere on site.

The second proposed revision would be to the Kirkstone housetype, whereby the two pediments to the building façade are slightly increased in width and the garage is realigned to run flush with the rear of the property (Plots 3, 4, 73 and 74).

Neither of the proposed changes will have any impact on the proposed development and it has been confirmed in writing by the Council that the NMA is the most suitable route to formalise the proposed changes.

The relevant planning fee has been paid by the applicant direct. I trust that the submitted information is sufficient to enable this pre-application submission to be validated and progressed.

If you have any queries or require any further information, then please do not hesitate to contact either me.

Yours sincerely



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