


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	02.02.26	Manager:	LH	Date:	13.02.26
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Application Ref:	2026/0029			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				NMA APPROVAL

Development Description:	Non-material amendment to application 3/2022/1158 involving replacing plots 5 and 67 from Bowell to Wasdale house type and changes to the building façade and garage alignment of plots 3, 4, 73 and 74.
Site Address/Location:	Land South of Accrington Road Whalley BB7 9TD

CONSULTATIONS:	Parish/Town Council
N/A	

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

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Policy DMG1: General Considerations

National Planning Policy Framework (NPPF)

Relevant Planning History:

2022/1158:

Full application 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. (Refused). Appeal Allowed (Ref: APP/T2350/W/25/3368139)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a proposed housing site approved pursuant to appeal APP/T2350/W/25/3368139. The application relates to plots 3, 4, 5, 67, 73, and 74, located in the centre and along the western boundary of the site. The application site is located on the southern side of Accrington Road and lies wholly within the defined settlement limits of the settlement of Whalley. The site, at its northwestern extent, benefits from a direct interface with the eastern-most boundary of the

designated Whalley Conservation Area. The site is bounded to the south by the River Calder, with residential properties fronting Accrington Road and Woodfield View bounding the western extents of the site.

Proposed Development for which consent is sought:

The submitted details seek consent for a non-material amendment to vary condition 2 of the planning permission to allow changes to the individual house types used within the development. It is proposed that the Bowfell units located on plots 5 and 67 will be replaced with the Wasdale house type approved elsewhere on site. As such, plot 67 would have an interface distance of 24.969m from nearby residential receptors rather than the approved interface of 26.055m. The second proposed revision would be to the Kirkstone house type on plots 3, 4, 73, and 74, whereby the two pediments on the building facade would be slightly increased in width. In addition, the approved window and door layout on the Kirkstone side elevations has been revised to allow for a single upper-storey window on one side elevation, and the garage is realigned to sit flush with the rear of the property.

Impact Upon Residential Amenity:

The amendment of Plot 67's house type from Bowfell to Wasdale allows the property to benefit from a 24.969m interface with existing residential property 1 Woodfield View rather than the previously approved interface of 26.055m at first floor (the ground floor interface is unchanged). However, this distance would still be greater than the approved interface distances between plots 68-72 and existing properties 3-9 Woodfield View. It is not considered that the occupants of 1 Woodfield View would be materially impacted from this 1m interface reduction at first floor given the 24.9m distance that would be retained.

The amendment of Plot 73's house type to Kirkstone would see the introduction of a first floor window on the south-west elevation serving a bathroom, but this would be at an oblique angle to the western boundary, and with the interface distance involved would not result in any overlooking issues, furthermore the impact is not materially different that the previously approved first floor window in the south-west elevation of plot 74.

No concerns are raised in respect to the amenity of other existing residents or of future occupants.

As such, the proposal does not raise any significant direct conflicts with Policy DMG1, which seeks to ensure adequate standards of residential amenity and protect against development(s) that would result in measurable detrimental impact(s) upon nearby existing residential amenities.

Visual Amenity/External Appearance:

The submitted details seek consent for a non-material amendment to permit the construction of Wasdale House types on plots 5 and 67, instead of Bowfell units. As such, plots 5 and 67 will have an eaves height of 5111 mm, a roof height of 8439 mm, a length of 10776 mm, and a width of 8480 mm. The external dimensions / footprint as well as the external appearance of plots 5 and 67 are not materially different to the approved Bowfell house type.

The submitted details further seek consent for a non-material amendment to the Kirkstone house type, whereby the two pediments to the buildings faced are slightly increased in width, the garage is realigned to run flush with the rear elevation and the approved window and door layout on the side elevations is replaced with a singular upper-storey window on the opposite side elevation. The new external footprint as well as the external appearance would be a nominal deviation from the house type previously approved.

As such, the proposal raises no significant measurable conflict(s) with Policy DMG1, which seeks to protect against development that would undermine the character or visual amenities of the area.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval.

RECOMMENDATION:

That the non-material amendment to 3/2022/1158 be approved.