


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	03/03/2026	Manager:	LH	Date:	4/3/26
----------------	-----------------	-----------	--------------	-------------------	-----------------	-----------	--------------	---------------

Application Ref:	2026/0087			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Non-material amendment to planning permission 3/2025/0795 involving change of approved rear door in the extension with a window.
Site Address/Location:	21 Hawthorn Road Barrow Clitheroe BB7 9ER.

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2025/0795: Proposed erection of a single-storey side extension and associated alterations.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached two-storey dwelling located off Hawthorn Road Barrow. The dwelling is located within the defined settlement of Barrow, forming part of a recently constructed housing estate.

Nature of Non-Material Amendment:

Consent is sought for a Non-material amendment to application 3/2025/0795 involving the alteration of an approved rear access door to be replaced with a window.

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 not 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.

It is proposed that the approved door opening in the rear elevation of the approved extension will be replaced with a standard window opening. It is not considered that these alterations significantly alter the visual appearance of the building, particularly given the screened location of the rear elevation. The proposed window will provide views solely of the applicant's rear garden. As such, the proposed change is non-material in nature and considered acceptable.

Observations/Consideration of Matters Raised/Conclusion:

In view of the above, the proposal is considered to be 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).

RECOMMENDATION:

That the non-material amendment be approved.