


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	11/3/26	Manager:	LH	Date:	11/3/26
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Application Ref:	3/2026/0116	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	
Officer:	BT	
DELEGATED ITEM FILE REPORT:		NON MATERIAL AMENDMENT

Application Description:	Non material amendment to application 3/2024/0363 involving the re-opening of windows at ground floor facing King Lane.
Site Address/Location:	16-18 Lowergate, Clitheroe, BB7 1AD.

CONSULTATIONS:	Parish/Town Council
N/A	

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

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES:
National Planning Practice Guidance: Flexible options for planning permissions

ASSESSMENT OF PROPOSED DEVELOPMENT:
Nature of Non-Material Amendment: Consent is sought for a non-material amendment to application 3/2024/0363 which granted consent for a change of use of the application property from a church, shop and ancillary accommodation to three one-bedroomed dwellings. In this instance, the applicant seeks to make an alteration to the configuration of fenestration approved under application 3/2024/0363 in order to provide additional natural light into the application property. 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 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. In this instance, the proposal relates to a single amendment to the originally approved development whereby one additional ground floor window opening would be installed within the South-western elevation of the application property. The proposed window opening would be formed through the reinstatement of a historic window opening with the lintel of the reinstated window opening being symmetrically aligned with the lintel of the property's adjacent ground floor window opening, and with the reinstated window opening mirroring the design and proportions of the other windows within the building's South-western elevation. Furthermore, the reinstated window opening would provide an almost

identical level of outlook to the existing windows within the same elevation and none of these compromise the privacy of any neighbouring receptors.

Taking account of all of the above, the proposed amendment sought is considered to fall within the realm of a non-material change in as much that the proposed amendment sought would not amount to a material change with respect to design, external appearance, siting or layout that would be materially different to that of the original consent. Furthermore, it is not considered that the proposed amendment would conflict with any of the Council's Development Management Policies or conditions relating to the original planning permission granted, nor is it considered that the proposed amendment would exacerbate any concerns which were raised by any third parties at the original planning application stage.

As such, it is considered that the proposed amendment would in this case constitute 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).

Observations/Assessment/Conclusion:

The non-material amendment should be granted.

RECOMMENDATION:

Approve non-material amendment.