


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>AR</b>	<b>Date:</b>	<b>02/03/2026</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>6/3/26</b>
----------------	-----------------	-----------	--------------	-------------------	-----------------	-----------	--------------	---------------

<b>Application Ref:</b>	3/2026/0123			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
<b>Date Inspected:</b>	N/A	<b>Site Notice:</b>	N/A	
<b>Officer:</b>	AR			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Non-material amendment to application 3/2025/0609 involving change of colour of timber fence/gate from grey to black.
<b>Site Address/Location:</b>	9 Brookes Lane Whalley BB7 9RG

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
N/A	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	N/A

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
N/A	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy  
 Key Statement DS2: Sustainable Development  
 Key Statement EN2: Landscape  
 Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations  
 Policy DMG2: Strategic Considerations  
 Policy DME2: Landscape & Townscape Protection  
 Policy DME4: Protecting Heritage Assets

Planning (Listed Buildings and Conservation Areas) Act  
 National Planning Policy Framework (NPPF)

**Relevant Planning History:**

3/2025/0609: Erection of new 1.6m high garden fence along with 1.6m high electric sliding gate, both at rear (Approved).

3/2023/0694: Non-material amendment to planning application 3/2023/0133 involving a change from uPVC bi-fold door to metal frame bi-fold doors in grey finish and a change from uPVC side window frame to frameless glazing side window (Approved).

3/2023/0133: Removal of rear conservatory and outbuilding and construction of single-storey rear extension (Approved).

3/1990/0181: Double garage (Approved).

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Nature of Non-Material Amendment:**

Consent is sought for a non-material amendment to application 3/2025/0609, which granted consent for the erection of a new 1.6m high garden fence along with a 1.6m high electric sliding gate, both at the rear.

The remit of the application solely relates to that of a variation to the proposed colour of the 1.6m high garden fence and the 6m long x 1.6m high electric sliding gate. With it being proposed that the 1.6m-high timber fence and a 1.6m-high composite timber (in metal frame) sliding gate, will both be clad in a black finish, in lieu of the previously approved matching grey finish. It is proposed that this variation in colour will not be materially different visually that the previously approved colour.

The garden fence and access gate are situated at a height of 1.6m and are not directly adjacent to any neighbouring room windows.

In view of this and given the limited public visibility which would be afforded to the proposed amendment, it is not considered that the variation to the colour of the timber fence/gate would result in any adverse impacts upon the character or visual amenities of the Whalley Conservation Area.

**Observations/Consideration of Matters Raised/Conclusion:**

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

**RECOMMENDATION:**

That planning consent be granted subject to the imposition of conditions.