

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

---

Town and Country Planning Act 1990

NON MATERIAL AMENDMENT ATTACHED TO A PLANNING PERMISSION

**APPLICATION NO:** 3/2026/0174

**DECISION DATE:** 09 April 2026

**DATE RECEIVED:** 09/03/2026

**APPLICANT:**

Roy Dent  
Wiswell Moor Developments Ltd  
Longsight Road  
Clayton Le Dale  
Preston  
BB2 7JA

**AGENT:**

Peter Bamber  
PGB Archcitectural Services Ltd  
12 Glen Avenue  
Knowle Green  
Preston  
PR3 2ZQ

---

**DEVELOPMENT PROPOSED:** Non Material amendment to application 3/2025/0773 involving garage moved slightly further back (from front Elevation 1990mm to 2090) and made deeper on plan (from 6900 to 7600).

**AT:** Hambledon View Clerk Hill Road Sabden Lancashire BB7 9DR

Ribble Valley Borough Council hereby give notice that permission has been granted for the non-material amendments to the planning permission as described above subject to the following condition:

1. Further to the grant of planning permission reference 3/2025/0773, the Council hereby grants approval of the following plans as non-material amendments to that permission, subject to compliance otherwise with the terms of the aforementioned permission:

Proposed Site, Block and Roof Plan 004 Rev B  
Ground Floor Plan 005 Rev A  
First Floor Plan 006 Rev B  
North East and South East Elevation 007 Rev B  
North West and South West Elevation 008 Rev A

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

**Note(s)**

1. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
2. Informatives\_Table

*Nicola Hopkins*

**NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**