


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	08/04/2026	Manager:	KH	Date:	09/04/26
----------------	-----------------	-----------	--------------	-------------------	-----------------	-----------	--------------	-----------------

Application Ref:	2026/0174			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	30/10/2025	Site Notice:	N/A					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	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).		
Site Address/Location:	Hambleton View Clerk Hill Road Sabden Lancashire BB7 9DR.		

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 Key Statement EN2: Landscape Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection Policy DME3: Site and Species Protection and Conservation Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)

Relevant Planning History: 2025/0773: Proposed extensions and alterations to include two-storey front extension, single-storey rear extension, single storey link side extension adjoining proposed two storey garage with bedroom in roofspace and the construction of a new gated vehicular access and driveway.
--

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application relates to a detached dwelling is accessed via Clerk Hill Road in Sabden. The surrounding area is predominantly residential and agricultural in nature and is typified of varying styles of dwelling, largely of traditional construction. The application site is within the designated National Landscape.

Nature of Non-Material Amendment:

Consent is sought for a Non material amendment to application 3/2025/0773 involving a slight increase in footprint and marginal movement of the approved garage.

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.

The amendment sought relates to the alteration of the approved footprint to accommodate a slight increase in scale of the garage and rear extension footprint by approximately 700mm. The alteration also involves the movement of the approved garage to that it is set further back from the principal building line of the dwelling by 2.09m. These alterations are modest and do not materially change the visual appearance of the dwelling given the additional set back of the garage and the fact the extension to the footprint will be sited to the rear of the site. 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.