



For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Half Acre

Address Line 1

Further Lane

Address Line 2

Address Line 3

Lancashire

Town/city

Mellor

Postcode

BB2 7QB

Description of site location must be completed if postcode is not known:

Easting (x)

363180

Northing (y)

429329

Description

Applicant Details

Name/Company

Title

Mr

First name

Nicholas

Surname

Pike

Company Name

Pendle View Pads Limited

Address

Address line 1

17 Shropshire Drive

Address line 2

Wilpshire

Address line 3

Town/City

Blackburn

County

Country

United Kingdom

Postcode

BB1 9NF

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- Yes
 No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- Yes
 No
 Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Single storey extension to front

Consent is sought for the construction of a single storey front extension which would also include the creation of a covered porch area.

The proposed extension would project approximately 4.4m from the south-western facing elevation of the application property and would extend a total width of 11.9m. A lean-to roof design would be incorporated measuring approximately 2m to the eaves and 3m to the ridge. To the front elevation a personnel door would be featured, along with 2no. window openings, whilst to the south-eastern side elevation a set of glazed double doors would be included.

The proposed pitched roof porch would project a further 1.4m from the application property and would measure 2.8m in width, with an eaves and ridge height of 2m and 3m respectively.

As part of the proposal, a new ground floor window opening would also be created to the north-western gable elevation of the main dwellinghouse, along with new bi-fold doors to the south-western elevation of the proposed kitchen.

With respect to materiality, the proposed development would be constructed from stone, slate roof tiles and timber/ uPVC windows and doors.

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

- Householder development:** Development to an existing dwelling-house or development within its curtilage
- Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Within the original plans there is a storm porch at the front entrance to the extension which has vertical supporting posts to floor level. After consultation with our builder, we have been advised that it would be better to support the porch posts with a small 2ft dwarf wall from either side of the doorway, which the porch posts would sit upon. This would be made of random stone to match the extension stonework and existing features of the property.

Please state why you wish to make this amendment

A stone dwarf wall would help to preserve the oak posts, act as a limited wind break, and add to the overall character of the building.

Are you intending to substitute amended plans or drawings?

- Yes
- No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Nicholas Pike

Date

30/03/2026