


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

<b>Signed:</b>	<b>Officer:</b>	<b>AR</b>	<b>Date:</b>	<b>10/04/2026</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>13/4/26</b>
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<b>Application Ref:</b>	3/2026/0248			 <b>Ribble Valley Borough Council</b> <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 planning permission 3/2025/0021 involving a change in design to the storm porch at the front entrance, to be supported by a dwarf wall underneath the approved oak posts.
<b>Site Address/Location:</b>	Half Acre Further Lane Mellor BB2 7PZ

<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	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions  National Planning Policy Framework (NPPF)
<b>Relevant Planning History:</b>  <b>3/2025/0021</b> – Proposed single-storey extension to front (Approved).

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>  The application relates to a single-storey front extension with a covered porch area, on a detached two-storey residential dwelling known as Half Acre, accessed off Further Lane. The extension is the result of a planning permission granted in 2025 (3/2025/0021) for the erection of a single-storey extension to the front elevation of the dwellinghouse. The site to which the proposal relates is located outside of any defined settlement area and on land designated as Green Belt.
<b>Proposed Development for which consent is sought:</b>

The submitted details seek consent for a non-material amendment to allow for a change in design to the storm porch at the front entrance of the dwellinghouse, to be supported by a dwarf wall underneath the approved oak posts.

The proposed dwarf wall would be 0.6m in height and 0.33m in width, allowing for 0.15m of stonework on either side, plus mortar. Top stones would be laid along the walls 1.4m out from the house, and these would be 0.37m wide to allow a slight overhang. A total of eight six-foot oak posts would be positioned atop the two dwarf walls, with six oak posts measuring 8 inches in width at each corner and the two smaller oak posts measuring 4 inches in width.

The proposed walls will be constructed of 'random' stone and would benefit from a 0.15m depth dressed/sandblasted stone topper.

#### **Impact Upon Residential Amenity:**

The submitted details relate solely to the erection of two porch dwarf walls, which look solely towards the private amenity space associated with the application and open fields which border the site to the south-west and south-east. In this respect, no new opportunities for direct overlooking or loss of privacy are anticipated as a result of the works. As such, the proposal does not raise any significant direct conflicts with Policy DMG1, which seeks to ensure adequate standards of residential amenity and protect against development(s) that would result in measurable detrimental impact(s) upon nearby residential amenities.

#### **Visual Amenity/External Appearance:**

The submitted details seek consent for a non-material amendment to allow for a change in design to the storm porch at the front entrance of the dwellinghouse, to be supported by a dwarf wall underneath the approved oak posts. The proposed dwarf wall would be 0.6m in height and 0.33m in width, allowing for 0.15m of stonework on either side, plus mortar. Top stones would be laid along the walls 1.4m out from the house, and these would be 0.37m wide to allow a slight overhang. A total of eight six-foot oak posts would be positioned atop the two dwarf walls, with six oak posts measuring 8 inches in width at each corner and the two smaller oak posts measuring 4 inches in width.

The proposed dwarf walls would be constructed of 'random' stone and would benefit from a dressed/sandblasted stone topper.

The proposed porch feature would comprise an oak-based structure atop dwarf stone walls with open-sided elevations and a gabled roof profile, with its height and footprint being almost identical to the height and footprint of the previously approved front porch feature. As such, the proposed front porch feature would be largely identical to the originally approved front porch feature in terms of external appearance, size, design with the only discernible difference between the original and proposed being the addition of a dwarf stone wall feature which in this instance would carry a minimal visual impact whilst facilitating visual integration with the stone walling of the existing dwellinghouse.

As such, the proposed amendment sought is considered to fall within the realm of a non-material alteration and would not result in a fundamental change in the design or external appearance of the previously approved proposal. Furthermore, it is not considered that the proposed amendment would conflict with Policy DMG(1) 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.

#### **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:**

Approve non-material amendment