


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	13/05/2026	Manager:	LH	Date:	14/5/26
----------------	-----------------	-----------	--------------	-------------------	-----------------	-----------	--------------	----------------

Application Ref:	2026/0288			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>				
Date Inspected:	26/06/2025	Site Notice:	N/A					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Non-material amendment to application 3/2025/0455 involving proposed garage to be re-located away from adjoining boundaries.		
Site Address/Location:	Carniola Whins Lane Simonstone Lancashire BB12 7QT.		

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 Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2025/0455 Proposed Erection of detached garage within garden curtilage 2012/0365: Proposed dormer extension to rear elevation, first floor extension to front elevation and internal alterations.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached dwelling accessed via Whins Lane in Simonstone. The surrounding area is predominantly residential in nature being typified by varying styles of detached dwelling.

Nature of Non-Material Amendment:

Consent is sought for a Non material amendment to application 3/2025/0455 involving the slight relocation of the garage and the installation of two window openings.

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 involves the slight relocation of the approved garage so that it is set away from the boundary by approximately 500mm allowing the retention of the existing boundary treatment. The application also seeks to include two window openings in the rear elevation of the garage. These alterations are modest and do not materially change the visual appearance of the garage given the siting of the garage is largely consistent with the previous approval and the window openings are sited to the rear elevation out of site from within the public realm. There are no neighbours to the rear of the site that could be impacted. 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.