

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	18/5/26	Manager:	LH	Date:	22/5/26

Application Ref:	3/2026/0361	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	14/10/25	
Officer:	BT	
DELEGATED ITEM FILE REPORT:		NON MATERIAL AMENDMENT

Application Description:	Non-material amendment to planning permission 3/2025/0735 involving changes to the proposed summer house/changing room. Substitution of horizontal composite cladding with rubber roof for approved vertical timber cladding with felt roof.
Site Address/Location:	Laneside House, Sawley Old Brow, Sawley, BB7 4LF.

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES:
National Planning Practice Guidance: Flexible options for planning permissions

ASSESSMENT OF PROPOSED DEVELOPMENT:
Nature of Non-Material Amendment:
<p>Consent is sought for a non-material amendment to application 3/2025/0735 which granted consent for the construction of a swimming pool, outbuilding, greenhouse and associated landscaping.</p> <p>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 to require a new planning permission.</p> <p>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.</p> <p>In this instance, the proposal relates to amendments to the design and external appearance of the outbuilding component of the originally approved development. These amendments include the use of composite cladding detailed in a charcoal grey finish which would bear a similar external appearance to the approved timber cladding (this was to be detailed in a charcoal coloured paint), albeit with the composite cladding orientated horizontally as opposed to vertically. In addition, the proposal seeks to introduce rubber roofing to the outbuilding which would also be similar in terms of design and appearance to the felt roof tiles originally approved. The eaves height of the outbuilding is to be increased as part of the amendment sought however this would only amount to a minor increase in height relative to the</p>

approved design (0.3m) and the building's approved gabled roof profile and ridge height would be retained. UPVC doors and windows would be utilised instead of the approved timber design however these would be detailed in an anthracite grey finish which would be in keeping with the charcoal grey detailing of the outbuilding (although not specified in the current or original application, it is assumed that the originally approved timber windows were to be detailed in a charcoal grey paint finish as per the originally approved vertical timber cladding). Alterations are proposed to the approved configuration of fenestration within the outbuilding however these would not result in any significant deviation from the approved window / door configuration or overall solid to void ratio of openings within the outbuilding. Furthermore, the footprint dimensions of the outbuilding and materiality / and colour detailing of its rainwater goods would remain unchanged from the original consent.

Taking account of all of the above, the proposed amendments sought are considered to fall within the realm of non-material changes in as much that the proposed amendments sought would not amount to a material change with respect to design or external appearance that would be materially different to that of the original consent. Furthermore, it is not considered that the proposed amendments would conflict with any of the Council's Development Management Policies or conditions relating to the original planning permission granted, nor is it considered that the proposed amendments would exacerbate any concerns which were raised by any third parties at the original planning application stage.

As such, it is considered that the proposed amendments would in this case constitute 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).

Observations/Assessment/Conclusion:

The non-material amendment should be granted.

RECOMMENDATION:

Approve non-material amendment.