

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	AR	Date:	13/07/2026	Manager:	LH	Date:	14/7/26

Application Ref:	3/2026/0396			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Non-material amendment to planning permission 3/2022/0982 involving alterations to approved landscaping arrangements.
Site Address/Location:	Former Public Toilets (now 8 Market Place) Longridge PR3 3JD

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
N/A	
CONSULTATIONS:	Additional Representations.
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1 – Development Strategy Key Statement DS2 – Sustainable Development Key Statement DMI2 – Transport Considerations Key Statement EN5 – Heritage Assets Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport & Mobility Policy DME1 – Protecting Trees and Woodland Policy DME2 – Landscape and Townscape Protection Policy DME3 – Site and Species Protection and Conservation Policy DME4 – Protecting Heritage Assets Longridge Neighbourhood Plan National Planning Policy Framework (NPPF) Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Longridge Conservation Area Appraisal Longridge Conservation Area Management Guidance Relevant Planning History:

3/2024/0056 – Variation of condition. Proposed demolition of existing derelict toilet block and erection of a new single storey dwelling (pursuant to variation of conditions 2 (plans) and 5 (trees) on permission 3/2022/0982 to allow for the removal and replacement of existing trees) (Approved).

3/2022/0983 - Application for the demolition of an unlisted building (Former Public Toilets) within a conservation area (Withdrawn).

3/2022/0982 - Proposed demolition of existing derelict toilet block and erection of a new single storey dwelling (Approved).

PD removed via condition 6 of 3/2022/0982 and condition 6 of 3/2024/0056.

ASSESSMENT OF PROPOSED DEVELOPMENT:

The principal of the erection of a new single-storey dwelling has been established under 3/2022/0982 and 3/2024/0056.

The proposed changes relate to the following:

- Lawn to the north-west of the dwellinghouse to be removed and replaced with gravel/patio
- Lawn to the south-east of the dwellinghouse to be removed and replaced with gravel
- 1.2m wide footpath to the front elevation to feature natural stone flagging with a natural stone border. Flags laid to slight fall to perimeter French drain (gravel strip) to base of walls.

The nature of these changes would not result in any undue impact on residential or visual amenity to any greater extent than approved and therefore this non-material amendment should be granted.

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:

That the non-material amendment be approved.