

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	16/06/26	Manager:	KH	Date:	17/06/26
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Application Ref:	3/2026/0409			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Non-material amendment to application 3/2026/0051 involving amendment to wall facing materials from brickwork to through-colour render in off white (to match existing).
Site Address/Location:	3 Lyndale Close, Wilpshire, BB1 9LX.

CONSULTATIONS:	Parish/Town Council
N/A	

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

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

National Planning Practise Guidance.

Relevant Planning History:

3/2026/0051: Proposed part demolition of existing conservatory to provide a single storey rear extension (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Nature of Non-Material Amendment:

Consent is sought for a non-material amendment to application 3/2026/0051 which granted consent for the part demolition of the existing conservatory and construction of a proposed single storey rear extension.

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 proposed development as 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 proposed amendment involves a change to the previously approved materials for the single storey rear extension, specifically replacing the approved brickwork with an off-white through-coloured render.

This finish is intended to match the external walls of the main dwellinghouse. The application form explains that this revision is necessary as the applicant has been unable to source a suitable brick that would adequately match the existing brick elements of the property.

The proposed amendments would not result in an extension or increase to the footprint or height of the works already approved. It is also not considered that the proposed amendments 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 exacerbate any concerns which were raised by any third parties at the original planning application stage. In this instance, the proposed amendments therefore do not amount to a development that is materially different, in terms of external appearance and impact upon residential amenity, to that of the original consent. As such, it is considered that the amendments proposed would in this case be non-material.

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.
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