

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	06/08/2026	Manager:	KH	Date:	06/08/26
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Application Ref:	2026/0491			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Non material amendment to application 3/2024/0990 involving change in size of window to northwest elevation to Plots 1, 2, and 3.
Site Address/Location:	Barrowbridge House Club Street Barrow BB7 9AY

CONSULTATIONS:	Parish/Town Council
N/A	

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

CONSULTATIONS:	Additional Representations.
No representations received in respect of the proposal.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN3: Sustainable Development and Climate Change
Key Statement EN4: Biodiversity and Geodiversity
Key Statement EC1: Business and Employment Development
Key Statement DMI2: Transport Considerations

Policy DMB1: Supporting Business Growth and Local Economy
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME5: Renewable Energy
Policy DME6: Water Management

National Planning Policy Framework (NPPF)

Relevant Planning History:

2024/0990: Technical details following permission in principle application (3/2023/0989) for residential development comprising 4 dwellings. (Approved).

2023/0989:

Permission in principle application for residential development comprising 4 dwellings. (Approved)

2003/0258:

Proposed demolition of existing workshop and re-construction. (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to an existing area of land afforded direct vehicular and pedestrian access off Old Row Barrow by way of an existing roadway/track. The site currently accommodates two buildings, one being that of offices (with storage above) and a workshop associated with an existing civil engineering and construction business. The site is bounded to the east and south by existing residential development, with adjacent land to the north and west being greenfield in nature currently utilised for the purposes of agriculture.

Nature of Non-Material Amendment:

Consent is sought for a non-material amendment to application 3/2026/0491 which granted consent for the construction of 4 residential dwellings.

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 relates to the alteration of the first-floor window in the rear elevation of plots 1, 2 and 3. The windows are in the northwest elevation and will be in an identical location, but larger in size to occupy more of the rear elevations. Given there are no neighbouring properties to the rear, this does not raise concerns in respect to amenity. As the proposed windows are to the rear, they are not readily visible from within the public realm. Overall, the alterations do not significantly or materially later the appearance of the dwellings. 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.