

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	01/09/2026	Manager:	LH	Date:	1/9/26

Application Ref:		2026/0557		 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 planning permission 3/2024/0132 involving reduction in size and modifications to approved fenestration.
Site Address/Location:	Valley Cottage Back Lane Grindleton Clitheroe BB7 4RW.

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 Key Statement EN2: Landscape Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection Policy DME3: Site and Species Protection and Conservation Policy DME4: Protecting Heritage Assets Policy DMH5: Residential and Curtilage Extensions Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF) Relevant Planning History: 2024/0132: Demolition of conservatory (retrospective) and construction of replacement single storey extension to rear. Conversion of garage to living accommodation.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached property in Grindleton. The application property was the former garage building for the adjoining barn before being converted to a residential property. The application site itself is located both within Grindleton Conservation Area and the National Landscape. The surrounding area is predominantly residential in nature being typified of varying styles of dwelling.

Nature of Non-Material Amendment:

Consent is sought for a non-material amendment to application 3/2024/0132 involving the movement of a window and installation of an access door.

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 approved single storey extension. It is proposed that the extension will feature a shorter length, measuring 1m less than the approved extension. The proposed window arrangement will be altered to accommodate the new scale. Whilst there are some additional windows proposed to the southern side elevation, there are no neighbouring properties adjacent that would be impacted. There is also sufficient boundary treatment to the south that would screen this elevation from view. It was previously proposed that the existing garage door opening would be partially blocked up in natural stone with a window fitted to the upper half. It is now proposed that this opening will be replaced with a larger window/glazing, with a stone sill. This arrangement is comparable to windows found on neighbouring properties. It is not considered that these alterations materially alter the visual appearance of the building or would be of harm to the character of area.

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.