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Jane Tucker
Ribbles Valley Borough Council,
Council Offices,
Church Walk,
Clitheroe
BB7 2RA

03 September 2026

Dear Jane

AA7403C Clitheroe Road, Whalley

RE: Non-Material Amendment Application Land off Clitheroe Road Whalley (Lawsonsteads phase 2) BB7 9RG.

Planning Reference: 3/2026/0585

Dear Jane / Planning Team,

Please accept this letter and the accompanying plans as a formal submission for a Non-Material Amendment application under Section 96A of the Town and Country Planning Act 1990, relating to the development approved under planning reference 3/2021/0760 at Land off Clitheroe Road Whalley (Lawsonsteads phase 2) BB7 9RG.

Following a review of the site layout and construction requirements, several minor adjustments are proposed. Several of these changes have been necessitated by specific site constraints encountered during the development process. Despite these adjustments, we consider the amendments to be entirely non-material in nature, as they do not significantly alter the overall design, scale, or character of the approved development, nor do they adversely affect neighbouring properties or highway safety.

The proposed amendments comprise the following:

1. **Driveway Width Amendments:** Minor adjustments to the driveway widths to improve vehicle manoeuvrability and parking accessibility while maintaining adequate soft landscaping, responding practically to site layout constraints.
2. **Handing of Plot 124:** The architectural layout of Plot 124 has been "handed" (mirrored) to better align with the site topography and orientation, overcoming specific site constraints around accesses and conveyancing boundaries.
3. **Boundary Amendments:** Minor refinements to plot boundaries to improve site layout efficiency and reflect practical on-site alignment dictated by existing site conditions.
4. **Amendment to Garden Retaining Walls:** Adjustments to the location and design of proposed garden retaining walls made necessary by site constraints to accommodate the natural levels of the site safely and effectively.
5. **Amendment to Chimney Locations:** Minor repositioning of the chimneys on specific plots to deal with the practicalities of construction access and fire safety along party wall lines.
6. **House Type K Roof Height Amendment:** A reduction in the roof height of House Type K as the previously proposed height was taller than necessary for compliance, and therefore there is a visual benefit in reducing the scale and massing of these house types.

We trust that the enclosed documentation and revised plans clearly illustrate these minor changes. Given their scale, localised nature, and the practical need to address site constraints, we hope the authority will find these amendments acceptable and approve this non-material application promptly.

Should you require any further information, clarification, or wish to arrange a site visit, please do not hesitate to contact me.

Thank you for your time and assistance in processing this application.

Yours sincerely

James Kelly
Associate