

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	13/10/2026	Manager:	LH	Date:	14/10/26
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Application Ref:	3/2026/0605	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	
Officer:	EP	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Non material amendment to application 3/2024/0303 involving removal of windows, changes to boundary treatment and visibility splays.
Site Address/Location:	Hawthorne House Ribblesdale Avenue Clitheroe BB7 2HZ

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Other Bodies
LCC Highways:	No objections
CONSULTATIONS:	Additional Representations.
N/A	

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

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport & Mobility
Policy DME1 – Protecting Trees & Woodland
Policy DME2 – Landscape & Townscape Protection
Policy DME3 – Site and Species Protection and Conservation

National Planning Policy Framework (NPPF)
Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Relevant Planning History:

2026/0303:

Proposed erection of a detached two-storey dwelling (self-build) with rooms in the roofspace, detached double garage, new access and exit, associated driveway and landscaping works.

2022/0762:

Re-submission of planning application 3/2021/1286 with minor design amendments for the erection of a detached dwelling, detached garage, garden, landscaping works, new access and associated drive. (Approved)

2022/0511:

Discharge of Conditions 3 (Materials) and 7 (Boundary Treatments) of planning application 3/2021/1286. (Approved)

2021/1286:

Proposed erection of a detached dwelling, detached garage, garden, landscaping works, new access and associated drive. (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an existing corner plot of land fronting both Knunck Knowles Drive and Ribblesdale Avenue, Clitheroe. The site is located within the defined settlement limits of Clitheroe being last utilised as garden amenity area. The site is in a predominantly residential area typified by large detached residential dwellings of varying styles of construction and appearance.

Nature of Non-Material Amendment:

Consent is sought for a Non material amendment to application 3/2024/0303 involving the movement of a window and installation of an access door, changes to boundary treatment and visibility splays.

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.

In respect of the alterations to the approved fenestration. It is proposed that several of the approved window openings will be removed, these include two first floor windows in either side elevation and two ground floor windows in either side elevation. It is not considered these changes materially alter the appearance of the dwelling and therefore raise no concerns.

The proposed boundary treatment serving the access along Ribblesdale Avenue will also be altered. It will still comprise a brickwork boundary wall with metal fencing mounted above, but the proportions will be altered slightly, and brickwork pillars will be added. There are varying styles of boundary treatment in the vicinity, similar in appearance to the proposed, this therefore doesn't raise any concerns.

Additionally an amendment is sought to the visibility splays to bring the splays in line with the advice that LCC highways provided at application stage that only splays on Knunck Knowles Drive were required. This has been reconfirmed by them in the NMA application as such this change does not result in any new material highway safety concerns.

It is not considered that these alterations materially alter the visual appearance of the building or would materially impact the character of the area or neighbouring amenity or highway safety. 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.
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