

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LOH	Date:	28/09/26	Manager:	LH	Date:	30/9/26
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Application Ref:		3/2026/0672		 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	LOH			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Non-material amendment to application 3/2024/0376 involving the fenestration to orangery to front altered; existing chimney to be removed and replaced with flue pipe.
Site Address/Location:	2 Church Close Clitheroe BB7 2HQ

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 EN5 – Heritage Assets

Policy DMG1 – General Considerations
Policy DME4 – Protecting Heritage Assets
Policy DMB1 – Supporting Business Growth and the Local Economy

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2024/0376: Proposed replacement of front conservatory with orangery, construction of single-storey extension to rear, conversion of garage to utility room and replacement of existing flat roof with pitched roof. New boundary fence to western boundary (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site relates to a detached bungalow within the Principal Settlement of Clitheroe. The property falls within the immediate setting of and is bounded to the east by the rear curtilages associated with a number of Grade II Designated Heritage Assets. The Parish Church of St Mary Magdalene also lies to the northeast of the site which is a Grade II* Designated Heritage Asset.

Nature of Non-material Amendment:

Amendments

Prior to the determination of the application, amendments were submitted at the request of the planning officer. These amendments are listed below:

- Reduction in height of the flue pipe by 700mm

Consent is sought for a non-material amendment to application 3/2024/0376, which granted consent for the replacement of front conservatory with orangery, construction of single-storey extension to rear, conversion of garage to utility room and replacement of existing flat roof with pitched roof. New boundary fence to western boundary.

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 remit of the application relates to fenestration within the orangery altered and the existing chimney to be removed and replaced with a flue pipe. The approved scheme features a largely glazed orangery, with the previously approved rectangular windows to be replaced with rectangular windows each containing 8 fixed square panes. The double glazed door located on the front north west elevation is to be relocated to the side north east elevation. It is proposed that the approved chimney is to be removed and replaced with a flue pipe. The flue pipe is to be of similar height and will be built to comply with relevant building regulations.

These alterations are modest and do not materially change the visual appearance of the dwelling, it is not considered that the cumulative impacts of the amendments sought would result in any adverse impact upon the character or visual amenities of the Clitheroe Conservation area.

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.