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| |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | | **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | **Signed:** | **Officer:** | **WH** | **Date:** | **3-10-23** | **Manager:** | **LH** | **Date:** | **3/10/23** | |  | | | | | | | | | | | | | |
| **Application Ref:** | 3/2023/0683 | | |  |
| **Date Inspected:** | n/a | | |
| **Officer:** | KH | | |
| **DELEGATED ITEM FILE REPORT:** | | | | **REFUSED** |
|  | | | | |
| **Development Description:** | | | Non-material amendment to application 3/2021/1153 involving removal of the lower ground floor and raising the garage so that it is now located at ground floor level. | |
| **Site Address/Location:** | | | Land adjacent to No.9  Old Road  Chatburn  BB7 4AB | |
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| **CONSULTATIONS:** | | | **Parish/Town Council** | |
| N/a | | | | |
|  | | | | |
| **CONSULTATIONS:** | | | **Highways/Water Authority/Other Bodies** | |
|  | | | N/a | |
|  | | | | |
| **RELEVANT POLICIES:** | | | | |
| Ribble Valley Core Strategy (Adopted Version):  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMG3 – Transport and Mobility  Policy DME1 – Protecting Trees and Woodlands  National Planning Policy Framework (NPPF) | | | | |
| **Relevant Planning History:**  3/2020/0145 - Proposed dwelling with basement accommodation on an in-fill site. Approved.  3/2020/0145 - Proposed 2.5 storey dwelling with basement garage. Refused.  3/2019/0498 - Proposed 2.5 storey dwelling with basement garage. Refused.  3/2016/0748 - Variation of Condition 02 (substitution of house types/designs for plots 1, 2, 3, 4, 5, 7, 8, 9 & 10, including repositioning of plots 3, 7, 9 & 10, and alteration to internal access road) and Removal of Condition 10 (un-associated condition) of planning permission.  3/2014/0618 - Erection of 10 dwellings. Approved with Conditions.  3/2011/0025 - Outline planning application for residential development (ten dwellings). Refused.  APP/Q2371/C/19/324/3448 - Appeal against enforcement notice issued by Lancashire County Council. For alleged tipping of waste soils – Appeal allowed and enforcement notice quashed.  APP/Q2371/W/20/3264309 – Appeal against refusal of planning permission by Lancashire County Council for importation of soils – Appeal allowed and planning permission granted subject to conditions. | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | |
| The principal of the erection of a dwelling with basement accommodation has been established under 3/2021/1153.  The proposed change relates to the removal of the basement accommodation and some slight changes to materials and design.  The original description of the approved development was “Proposed dwelling with basement accommodation on an in-fill site adjacent to no 9 Old Road Chatburn”.  As the proposed changes would result in a material change to the description of the development with the removal of the basement element then this cannot be considered as a non-material amendment application and so a fresh application will be required. Furthermore the nature of the changes would result in material level changes to both finished floor levels and site levels, and whilst the reduction in excavations needed may be considered more favourable, it is a material consideration nonetheless that requires further assessment and third party consultation. | | | | |
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| **RECOMMENDATION**: | | That the non-material amendment be refused. | | |