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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **EP** | **Date:** | **29/10/2024** | **Manager:** | **SK** | **Date:** | **30.10.24** |
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| **Application Ref:** | 3/2024/0823 |  |
| **Date Inspected:** | N/A |
| **Officer:** | EP |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Non-material amendment to application 3/2022/0818 involving removal of ground floor WC and reduction in size of proposed entrance porch.  |
| **Site Address/Location:** | 7 Beech Grove Chatburn BB7 4AR |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments received.  |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| None. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Policy DMG1 – General ConsiderationsPolicy EN2 – Landscape & Townscape ProtectionPolicy DME1 – Protecting Trees & WoodlandPolicy DME2 – Landscape & Townscape ProtectionPolicy DME4 – Protecting Heritage AssetsPlanning (Listed Buildings and Conservation Areas) Act 1990National Planning Policy Framework (NPPF) |
| **Relevant Planning History:**3/2022/0818: Proposed single storey extension and new stone boundary wall. (approved with conditions). |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| Consent is sought for a non-material amendment to application 3/2022/0818 which granted consent for the erection of a single-storey porch style extension to accommodate a small sunroom ad w.c. 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 primarily to the size of the extension. This application seeks consent for a reduction to the size of the footprint to no longer accommodate the w.c. The choice of materials remains the same. The above proposed alterations are modest in nature and will not result in any adverse impact to amenities. It is not considered that the proposed amendments would conflict with any of the Council’s Development Management Policies or conditions relating to the original planning permission granted. In this instance, the proposed amendments would therefore not amount to a development that is materially different, in terms of external appearance and impact on residential amenity, to that of the original consent and as such, it is considered that the proposed amendments would in this case be non-material.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 planning consent be granted subject to the imposition of conditions. |