


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>		<b>Date:</b>		<b>Manager:</b>		<b>Date:</b>	
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<b>Application Ref:</b>	3/2021/0138	 <p>Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></p>
<b>Date Inspected:</b>	N/A	
<b>Officer:</b>	SK	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>NON MATERIAL AMENDMENT</b>

<b>Application Description:</b>	Non-material amendment of planning application 3/2015/0154. Proposal to remove 3 gables over windows into roofline to rear of property.
<b>Site Address/Location:</b>	Lyndale Loud Bridge Chipping PR3 2NX

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
N/A	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
N/A	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
N/A	

<b>RELEVANT POLICIES:</b>
<b>Ribble Valley Core Strategy:</b>  Policy DMG1 – General Considerations  National Planning Policy Framework (NPPF)
<b>Relevant Planning History:</b>  <b>3/2015/0154:</b> Remodelling of existing house to replace existing attic bedroom with new first floor. Refurbishment of garage to form guest bedroom. Re-siting of vehicular access. (Approved)

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Nature of Non Material Amendment:</b>  Consent is sought for a non-material amendment to a previously approved remodelling of an existing dwelling at Lyndale Loud Bridge Chipping.  The proposed amendment solely seeks to omit three feature gables from the rear elevation of the dwelling with a consistent eaves being proposed. Given the proposed alterations are at the rear of the property and are unlikely to be afforded any significant level of visibility from the public realm and taking account of the modest nature of the amendments it is not considered that the proposed amendment is considered material in nature.

**Observations/Assessment/Conclusion:**

It is considered the amendment will not result in any additional impact or material effect upon the amenities of future or current neighbouring occupiers or result in any significant material deviations to the previously approved proposal that would warrant the refusal to grant permission for the amendment as being non-material.

**RECOMMENDATION:**

Approve non-material amendment.