

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

<b>Application Ref:</b>	3/2021/0177	 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	N/A	
<b>Officer:</b>	BT	
<b>DELEGATED ITEM FILE REPORT:</b>	<b>NON MATERIAL AMENDMENT</b>	

<b>Application Description:</b>	Non Material Amendment of Planning Application 3/2020/1055. Proposed change in colour of fascia boards from white to black; change of white UPVC windows and doors to black aluminium; change utility door from white UPVC to colour composite; delete small window in utility room; insert high level window in the family room on the side elevation; change orientation of roof lantern in kitchen/dining room and increase size to 2.4m x 1.2m.
<b>Site Address/Location:</b>	Mayfield, Whalley Road, Simonstone. BB12 7HT

<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>National Planning Practice guidance</b>

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

<b>Nature of Non-Material Amendment:</b>
<p>Consent is sought for a non-material amendment to application 3/2020/1055 which granted consent for the construction of a single storey rear extension and rear dormer window.</p> <p>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 to require a new planning permission.</p> <p>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.</p> <p>The amendment sought relates to a number of proposed alterations which are detailed below:</p> <ul style="list-style-type: none"><li>• Change in colour of extension / dormer window fascia boards from white to black</li><li>• Change of white UPVC windows and doors to black aluminium</li><li>• Change utility door from white UPVC to colour composite</li></ul>

- Removal of small window in utility room
- Insertion of high level window in the family room on the side elevation
- Change orientation of roof lantern in kitchen / dining room and increase size to 2.4m x 1.2m

The applicant has stated that the existing white UPVC windows and doors that were to be retained as part of the approved proposal were found to be in poor condition and in need of replacement hence the applicant wishes to change these to a black aluminium style. The applicant also wishes to change the colour of the proposed fascia boards from white to black in order to integrate with the new UPVC windows and doors.

The applicant has stated that the small window in the utility room is being deleted to allow for additional high level storage units. The applicant also wishes to make minor changes to the orientation and size of the proposed roof lantern in order to provide more light into the property's kitchen.

The application also includes plans to insert a high level window on the South-eastern elevation of the property's in order to provide supplementary light and ventilation into the property's family room. The proposed window would be sited 2 metres above ground level and would cover a maximum surface area of 1 square metre.

The window would be situated above head height and would face towards the gable end of the neighbouring property which does not contain any windows which form part of habitable rooms. As such, it is not considered that the high level window would have any significant impact upon the residential amenity of the neighbouring residents with regards to loss of privacy through overlooking. Moreover, the proposed window would fall within the realm of permitted development by virtue of its positioning on the original house.

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, nor is it considered that the proposed amendments would exacerbate any concerns which were raised by any third parties at the original planning application stage.

The proposed amendments would not result in an extension or alteration to the footprint of the extension already approved or the alteration of the application site boundary, nor would they result in an increase of height to the existing extension.

It is not considered that the proposed amendments would result in a fundamental change in the design or appearance of the extension, nor is it considered that the proposed amendments would allow any new opportunities for overlooking into any neighbouring properties.

Therefore, in this case it is not considered that the proposed amendments would amount to a development that is materially different, in terms of external appearance and impact on residential amenity, to that of the original consent therefore it is considered that the proposed amendments would in this case be non-material.

In view of the above is 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).

**Observations/Assessment/Conclusion:**

The non-material amendment should be granted.

**RECOMMENDATION:**

Approve non-material amendment.

