


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	26.05.2021	Manager:		Date:	
Site Notice displayed	Y	Photos uploaded						

Application Ref:	3/2021/0460	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:		
Officer:	LE	
DELEGATED ITEM FILE REPORT:		Decision APPROVE

Development Description:	Proposed non-material amendment to planning approval 2020/0331 to allow the omission of a ground floor window on the north east elevation, rebuild garage but shorter in length and minor level changes. Amended plan received 27.5.21
Site Address/Location:	Former Filling Station 10 Sawley Road Chatburn BB7 4AS

CONSULTATIONS:	Parish/Town Council
No comments received	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
None	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
National Policies:
National Planning Policy Guidance (NPPG)
<p>3/2020/0331 - variation of conditions 2 (Approved plan) and 3 (Materials) of application 3/2019/1130 to allow substitution of approved plans for re-building existing walls from the retained ground level using materials reclaimed from the existing walls. – Approved</p> <p>3/2019/1130 - Conversion of existing filling station to a three-bedroom dwelling.</p> <p>3/2017/0355 - Demolition of existing buildings and erection of a two storey detached dwelling house including garage, drive, garden and existing access.</p>

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Site Description and Surrounding Area:

The site is located at the corner of Sawley Road and Ribblesdale View within Chatburn settlement boundary. It was a former filling station and is currently being redeveloped as a dwelling. Residential properties surround the site on this side of Sawley Road and directly opposite there is a school and church. The site lies just outside the conservation area boundary.

Nature of Non-Material Amendment:

Consent is sought for a non-material amendment to the previous planning permission (2020/0331) the plans have been amended to reduce the scope of the amendments sought which are as follows.
Omission of a window from the north east elevation
Replacement of existing garage with lowering of ground level to same as the new dwelling.

Observations/Assessment/Conclusion:

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. 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 omission of the window is considered minor enough to be considered a non-material amendment.

The application has been submitted following concerns raised by a resident with regards to deviations from the approved plan and the impression was given that the garage was being rebuilt at the same height but with a smaller footprint.

However, on inspection of the submission is it apparent that whilst the new build will occupy a smaller footprint the ground has been lowered by less than 50cm so that the overall height of the garage will be higher but the ridge will be a similar height to the old garage. The plans have been amended to omit a first floor within the garage. Conservation rooflights are also proposed and slight changes to fenestration. Overall the garage will appear a similar scale to the previous garage from most vantage points. On the basis of this it is not considered that the finished structure will appear materially different to the previously existing garage and is minor enough to be dealt with as a non-material amendment.

Details of boundary treatments have been omitted from this application and it is likely that these will be considered separately.

The resultant proposal as shown on the amended plans will not be materially different from that originally approved and therefore will constitute a non-material amendment to the original planning permission.

In view of the above the proposed amendments can be accepted as 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 application for non-material amendment be approved
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