

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0523	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	
Officer:	BT	
DELEGATED ITEM FILE REPORT:	NON MATERIAL AMENDMENT	

Application Description:	Amendment to planning application 3/1995/0306. Lounge window on West wall to change to oak door and frame with full height double glazed panels. Door on office annex to be removed and infilled with stone to match existing. South wall of office annex not extended, create an opening for new double door to garden and existing window removed and infilled with stone to match existing.
Site Address/Location:	West End Lodge, Twitter Lane, Waddington. BB7 3HU

CONSULTATIONS:	Parish/Town Council
N/A	

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

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES:
National Planning Practice guidance
ASSESSMENT OF PROPOSED DEVELOPMENT:
Nature of Non-Material Amendment:
<p>Consent is sought for a non-material amendment to application 3/1995/0306 which granted consent for the construction of a new garage and lounge.</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">• Replacement of lounge window on West facing wall with an Oak door and frame with full height double glazed side panels• Removal of door on Western wall of office annex and infill with stone

- Insertion of new opening for a double door on South wall of office annex
- Removal of window on South wall of annex and infill with stone
- Insertion of two internal doors / reposition internal lounge wall

The applicant wishes to replace the originally approved lounge window on the western wall of the property with an oak door and two full length glazed panels in order to both improve access to and maintain the traditional external features of the property.

The applicant has stated that the addition of two internal doors will provide a functional link between the property's hall, lounge and office whilst the addition of double doors to the property's South elevation will allow direct access between the property's office and garden.

The proposed door and glazed panels would be sited in an identical position to the previously approved lounge window which would have faced towards a public house and residential property on the opposite side of Edisford Road. The proposed door and glazed panels would not form part of any habitable room in as much that they would serve as the entrance to the property's hall which will comprise the footprint of the originally approved lounge area. The proposed addition of double doors to the property's South elevation would solely provide views into the property's garden and towards open fields. As such, it is not considered that any of the proposed amendments would lead to any loss of privacy through providing new opportunities for overlooking.

The proposed door and glazed panels would be publicly visible from Edisford Road however the addition of an oak door would largely be in keeping with the typical external features of a stone based rural dwelling while the proposed incorporation of two glazed panels would by no means be an excessive addition of glazing to the property.

The proposed addition of a set of double doors to the South elevation of the property would have a negligible visual impact in as much that the doors would only be viewable from within the property's garden.

The two windows to be removed on the property's Western and Southern elevations will be infilled with natural stone which will ensure optimal visual integration with the external features of the main dwelling. As such, it is not considered that any of the proposed amendments would result in a fundamental change to the external appearance of the original property.

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.