

Signed	 Manager	 Officer
Date		

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0655	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		NON MATERIAL AMENDMENT

Application Description:	Non material amendment to planning application 3/2005/0750. To reduce size of the approved extension, change in building materials and an additional velux roof light to the rear roof slope of the attached barn.
Site Address/Location:	Lower Monument House, Bolton by Bowland, BB7 4LY

CONSULTATIONS:	
No representations have been received in respect of the proposed development.	
RELEVANT POLICIES:	
National Policies: National Planning Policy Guidance (NPPG)	
Relevant Planning History: 3/2005/0750- Part conversion of barn to living accommodation and storerooms on ground and first floor, demolition of conservatory and erection of sun room. Re-submission. – Approved with Conditions	
ASSESSMENT OF PROPOSED DEVELOPMENT:	
Application Site: The application property is located in Bolton by Bowland within the Forest of Bowland AONB. The application site is a detached dwelling and consent was granted in 2005 for the erection of a single storey sunroom extension and conversion of part of the attached barn to living accommodation and installation of 2 roof lights to rear roof slope.	
Nature of Non Material Amendment: Consent is sought for a non-material amendment to the previous planning permission (3/2005/0750). This consent granted the erection of a single storey sunroom (conservatory) constructed with a dwarf stone wall to match the main dwelling and upvc windows and a glazed roof. The non-material amendment application proposes to reduce the width of the extension by approximately 900mm. Substitute the approved materials (stone and glazing) that match the dwelling for zinc roof sheeting, timber cladding and dark grey aluminium doors and windows. The revised design is no longer indicated to be a sunroom. The plans also propose an additional velux roof light to the rear roof slope of the barn.	

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 fresh planning permission. Non-material amendment applications are not an application for planning permission and do not result in the issuing of a new planning permission and relate only to the amendments sought.

The non-material amendment proposes to change the external facing materials from the approved upvc and stone dwarf wall to cedar cladding to all elevations, zinc roof sheeting and aluminium glazing. The approved development proposed to match the main dwelling in terms of its building materials and the introduction of cedar cladding, zinc roof sheeting and aluminium glazing would result in a fundamental change in the design of the building as the use of cedar cladding, zinc sheeting and grey aluminium glazing would introduce a new building material not found on the existing dwelling.

Furthermore, the amended plans proposed an additional roof light in the rear roof slope of the attached barn. It is considered that the introduction of a rooflight on a barn has a material impact on the character of the barn and therefore cannot be considered non material.

In view of the above, the proposal does not constitute 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 non-material amendment be refused.