

Report to be read in conjunction with the Decision Notice.

Application Ref: 3/2021/0796

Date Inspected: N/A

Officer: BT

DELEGATED ITEM FILE REPORT: NH 26/08/2021



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

NON MATERIAL AMENDMENT

Application Description: Request for non-material amendment to planning consent 3/2017/0710 to allow the installation of two Velux roof windows to bedroom 2.

Site Address/Location: Wallace House, Lower Chapel Lane, Grindleton. BB7 4RN

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:

Consent is sought for a non-material amendment to application 3/2017/0710 which granted consent for the construction of two single storey side extensions.

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 amendment sought relates to the proposed installation of two Velux roof lights to a recently approved single storey extension to the North-eastern side elevation of the main property. The applicant also wishes to remove a window from the North-eastern elevation of the approved extension in order to provide a greater level of privacy from the neighbouring property known as Far Lathe which is located approximately 15 metres away to the North-east.

Accordingly, the applicant seeks consent for the installation of two Velux roof lights to the North-western roof slope of the approved bedroom extension in order to compensate for the loss of natural light that would occur from the loss of the removed window.

The proposed roof lights would be angled upwards from the North-western roof slope of the approved extension which faces towards open fields therefore it is not considered that the proposed amendments would allow any new opportunities for overlooking into the adjacent neighbouring property.

The proposed roof lights would have a negligible visual impact in as much that they would be sited to the rear of an isolated rural property where the roof lights would only be partially visible from the curtilage of the neighbouring property's garden.

The roof lights would have a minimal outward projection from the roof and would each measure 1.1 x 0.7 metres therefore the proposed amendments would be a modest addition to the approved extension. Accordingly, it is not considered that the proposed amendments would result in a fundamental change in the design or external appearance of the extension.

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.

Furthermore, 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.

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.