RIBBLE VALLEY
BOROUGH COUNCIL

For office use only
Application No.
Date received
Fee paid £ Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

5 Abbey View

Address Line 1

Whalley Road

Address Line 2

Address Line 3

Lancashire

Town/city

Billington

Postcode

BB7 9NS

Description of site location must be completed if postcode is not known:

Easting (x)

373005

Northing (y)

435847

Description

Applicant Details

Name/Company

Title

Mrs

First name

Denise

Surname

Reader

Company Name

Address

Address line 1

5 Abbey View Whalley Road

Address line 2

Address line 3

Town/City

Billington

County

Lancashire

Country

United Kingdom

Postcode

BB7 9NS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

CHRISTOPHER

Surname

NUTTER

Company Name

CN3D ARCHITECTURE

Address

Address line 1

79 St. Michael's Close

Address line 2

Address line 3

Town/City

BLACKBURN

County

Please select...

Country

United Kingdom

Postcode

BB2 5NQ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Proposed conversion from hairdressers with flat above to dwelling (Class C3) with annex accommodation and external alterations.

Reference number

3/2025/0892

Date of decision

16/01/2026

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [x] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [ ] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Due to the existing stonework to the front elevation being severely defective and beyond repair, it is proposed to introduce cladding to the first-floor elevation. This amendment will provide a suitable finish to the building and ensure a cohesive appearance alongside the proposed replacement shopfront.

Additionally, it is proposed to increase the size of the windows to the side and rear elevations to improve natural light within the property and enhance views towards the rear.

Please state why you wish to make this amendment

The proposed amendments are intended to improve the appearance and functionality of the approved development whilst retaining the overall design and character of the scheme.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

A105 & A106

New plan/drawing numbers

A105 & A106

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Chris Nutter

Date

20/10/2026

Amendments Summary

Chnages to 'description of your proposals' as per councils email request