29th October 2026

Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe, BB7 2RA

By email only

Our ref: OAKM120

Dear Sir or Madam,

SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR A MATERIAL AMENDMENT TO PLANNING PERMISSION 3/2022/1158
LAND SOUTH OF ACCRINGTON ROAD, WHALLEY

We are writing on behalf of our client Oakmere Homes to apply for a material amendment to the above planning permission for the erection of 17 dwellings and 57 apartments with associated access, roads, car parking, landscaping and infrastructure, including a public car park to serve Whalley town centre, which was granted by appeal APP/T2350/W/25/3368139 on 1st October 2025.

The application has been submitted via the portal (ref. PP-15325896) and comprises the following two drawings which show the proposed revisions Oakmere Homes wishes to make to the design of the approved apartment building within the development:

- Accrington Road Apartments - South and West Elevations ACR-NBA-XX-XX-DR-A-PL_105_P1
- Accrington Road Apartments - North and East Elevations ACR-NBA-XX-XX-DR-A-PL_106_P1

It is proposed that Condition 2, which lists the approved plans comprising the planning permission, is therefore varied by deleting the reference to the approved drawing *'Accrington Road Apartments - Elevations 015/AR-APT/P02 Rev E'* and inserting the two proposed amended drawings.

The proposed design changes comprise:

- north elevation — removal if the raised sections of roof above each projecting gabled bay and removal of the false (non-functional) chimney stacks from the roof slope
- east elevation — removal of the false (non-functional) chimney stack from the roof slope
- south elevation — addition of gables to each projecting flat roof bay
- west elevation — increased eaves height of the central bay

The amendments are relatively minor and only those to the north elevation will be publicly visible from Accrington Road. The gables are retained on this elevation to add variety and a large part of the building will be concealed by the landscaped highway embankment. There is no change to the overall shape, form, size and height of the building and no change to its materials.

The changes result from the detailed design of the building and building regulation compliance as follows:

- removing the raised sections of roof removed the requirement to otherwise construct concrete blockwork above the level of the wall-plate. Embodied carbon is therefore reduced through using sustainable timber spandrel panels and the revised design will significantly reduce the maintenance burden associated with the stepped detail, flashed abutment, and weatherproofing. It also reduces the area of external walls exposed to weathering and removes cold bridging to internal party walls which improves the performance of the thermal envelope.

- removing the false chimney stacks similarly removes elements of embodied carbon and thermal bridging from the fabric, and removes an ‘at-height access and repair liability’ for the future apartment owners. Furthermore, false chimneys no longer represent modern building methods and compete with environmental objectives whereby they will inhibit solar PV being fitted to the roof if that is required for Part L 2021 or Future Homes Standard compliance depending on when construction of the apartments begins

- replacing the flat roofs over the projecting bays with small gables in natural slate removes the need for abutments, flashings and upstands that would otherwise represent the principal long-term maintenance risk on the building. A flat roof system would rely on regular cleaning behind the parapet walls to ensure weathertightness against the principal roof, and the drains, hoppers and downpipes would require regular clearing in an inaccessible location at height.

We hope that the amendments are therefore acceptable and trust we have supplied everything needed to validate the application and look forward to receiving confirmation shortly.

Please let me or my colleague Mike Hughes know if anything is unclear and/or if you require any further information in the meantime.

Yours sincerely

Graham Love MRTPI
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Encs.