RIBBLE VALLEY BOROUGH COUNCIL
Development Department
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA
Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

REFUSAL OF NON-MATERIAL AMENDMENT

APPLICATION NO: 3/2026/0812
DECISION DATE: 12 November 2026
DATE RECEIVED: 20/10/2026

APPLICANT:
Mrs Denise Reader
5 Abbey View
Whalley Road
Billington
BB7 9NS

AGENT:
Mr Christopher Nutter
CN3D Architecture
79 St Michael's Close
Blackburn
BB2 5NQ

DEVELOPMENT PROPOSED: Non-material amendment to application 3/2025/0892 involving cladding to first floor elevation and increase in size of side and rear elevation windows.

AT: 5 Abbey View Whalley Road Billington BB7 9NS

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the non-material amendment to Planning Permission 3/2026/0812 for the following reason(s):

1 The proposed amendments go beyond that which could be considered as a non-material amendment under section 96A of the Town and Country Planning Act insofar that the proposed change in external facing materials and fenestration design is considered to be a 'material' amendment.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

1. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.