Delegated Report to be read in conjunction with the Decision Notice.								
Signed:	**Officer:**	**LW**	**Date:**	**11/11/26**	**Manager:**	**LH**	**Date:**	**12/11/26**

Application Ref:	3/2026/0812		Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	**Site Notice:**	N/A
Officer:	LW		
By virtue of the Council's approved Scheme of Delegation, the application must be dealt with under delegated powers.			**REFUSAL**

Development Description:	Non-material amendment to application 3/2025/0892 involving cladding to first floor elevation and increase in size of side and rear elevation windows.
Site Address/Location:	5 Abbey View, Whalley Road, Billington, BB7 9NS.

CONSULTATIONS:	**Parish/Town Council**
N/A	

CONSULTATIONS:	**Highways/Water Authority/Other Bodies**
LCC Highways:	N/A
CONSULTATIONS:	**Additional Representations.**
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

National Planning Practise Guidance.

Relevant Planning History:

3/2025/0892: Proposed conversion from hairdressers with flat above to dwelling (Class C3) with annex accommodation and external alterations (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Nature of Non-Material Amendment:

Consent is sought for a non-material amendment to application 3/2025/0892 which granted consent for the conversion of the ground floor hairdressers and first floor residential apartment to a single dwellinghouse with annex accommodation and external alterations.

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 to their nature and in the context of the proposed development 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 proposed amendments comprise the installation of natural timber or composite cladding panels at first-floor level to both the front and western side elevations of the building, together with changes to the fenestration design to the western side and rear elevations, including the incorporation of extensive feature glazing to the rear. The submitted information states that these changes are intended to improve the appearance and functionality of the development. It explains that the existing stonework to the front elevation is severely defective and beyond repair, and that the proposed cladding would provide an appropriate finish and create a cohesive appearance. The revised window design is intended to increase natural light within the property and improve views to the rear.

Although changes to external facing materials and fenestration may, in some circumstances, be regarded as non-material, the proposed alterations must be assessed in the context of the approved design. In this case, the introduction of cladding and the revised fenestration, particularly the substantial increase in glazing to the rear elevation, would result in a readily perceptible visual change from the approved stone elevations and comparatively modest feature glazing.

Furthermore, the proposed cladding and glazing would not reflect the established character of the building or the surrounding area. The alterations would consequently detract from the character and appearance of the locality and the wider Whalley Conservation Area by diminishing the design quality of the approved scheme and introducing an unsympathetic form of development.

Accordingly, the proposed amendments are considered to result in a fundamental change to the design and external appearance of the approved development. The resulting scheme would be materially different, in design and visual terms, from that granted under the original planning permission.

For these reasons, the proposed amendments would exceed the scope of 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/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal.

RECOMMENDATION:	That the non-material amendment be refused.