

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01811/NMA	Alterations to workshop fenestration (as non-material amendment to planning permission reference 24/00466/FPH granted on 09.04.2024).	Glebe Lodge Pirton Road Holwell Hitchin Hertfordshire SG5 3SS

Submitted Plan Nos

ODC-24-13-07 ODC-2407.04

2.0 **Site History**

- 2.1 24/00466/FPH - Single storey rear extension following demolition of existing boiler cupboard and detached garage/workshop. Erection of detached double garage and shed/workshop. External render and cladding and alterations to fenestration. – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Representations** – None consulted.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Glebe Lodge comprises a detached two storey dwelling off Pirton Road. The site is designated as land within the Rural Area Beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 Non-Material Amendment is sought for:

Alterations to workshop fenestration (as non-material amendment to planning permission reference 24/00466/FPH granted on 09.04.2024).

4.3 **Key Issues**

- 4.3.1 The key issue for consideration is whether the proposed amendments would constitute a material alteration to the previously granted scheme.

Design and Appearance:

- 4.3.2 The proposed amendments seek to alter the layout and size of fenestration openings and would retain the form, size and location of the approved building. The amended openings would not harm the appearance of the building and would be obscured from view from the surrounding area, therefore, not causing any material impacts compared to the approved scheme. The outbuilding would remain in ancillary use, originally proposed as a “garage/workshop” and I consider that the use would remain as ancillary, resulting in no material change to its use or nature.

Impact on Neighbouring Properties:

4.3.3 The site is neighboured to the north, with open countryside to the other boundaries. The proposal would seek to alter and enlarge window openings, however, these would be at ground floor level, or would comprise a viewing aspect away from the neighbouring dwellings and amenity spaces. The altered windows would not overlook neighbouring properties. No material impacts to neighbour amenity would therefore arise.

4.4 **Conclusion**

4.4.1 For the reasons above, I consider that the proposal would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme will be acceptable in planning terms.

4.4.2 The proposed changes to the scheme are not considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendments are **AGREED**.

4.5 **Alternative Options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That the non-material amendment is **AGREED**.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 July 2026	

