

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01732/NMA	1. Amendment to the fenestration to the rear elevation of the rear extension. Omission of one window and widening of double doors, with the addition of glazed side panels. 2. Showing on Side Elevation D-D the new obscure glazed window to the new en-suite. The window was shown on the first floor plan (as non-material amendment to planning permission reference 26/00347/FPH granted on 25.03.2026).	1 Kingswood Avenue Hitchin Hertfordshire SG4 0PB

Submitted Plan Nos

PL.105-A PL.108-B

1.0 Policies

2.0 Site History

- 2.1 26/00347/FPH - Two storey side and front extension, single storey front extension and single storey rear extension following demolition of existing porch and garage extensions. Removal of existing chimney and installation of solar panel on existing rear roofslope. – Conditional Permission
- 2.2 26/00343/NCS - Single storey rear extension with the following dimension:
Length as measured from rear wall of original dwelling - 6 metres – Prior Approval not Required

3.0 Representations

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

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 No. 1 Kingswood Avenue comprises a semi-detached two-storey dwelling in Hitchin.

4.2 Proposal

- 4.2.1 Non-Material Amendment is sought for:

1. Amendment to the fenestration to the rear elevation of the rear extension. Omission of one window and widening of double doors, with the addition of glazed side panels.
2. Showing on Side Elevation D-D the new obscure glazed window to the new en-suite. The window was shown on the first-floor plan (as non-material amendment to planning permission reference 26/00347/FPH granted on 25.03.2026).

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 Broadly, the amended scheme retains the character and appearance of the approved scheme, concluded within 26/00347/FPH as being acceptable in appearance. The change to the rear doors, and the clarification of the first-floor side window would not significantly alter the appearance of the dwelling and the approved development. It is not considered to be harmful to the appearance of the dwelling or its setting. The alterations to the rear would broadly be obscured from view from the public realm and nearby gardens, and the side window seeks to clarify a window shown on the floor plan but not on the side elevation. Therefore, these changes would not be significantly different in appearance and character.

Impact on Neighbouring Properties:

- 4.3.5 Broadly, the area of glazing to the rear elevation would remain consistent with what was approved, and would be at ground floor level. It is therefore unlikely to harm neighbour amenities. The first floor side window is in the same location as was previously approved, however, this was not indicated on the elevation plan, only the floor plan. The window would serve a bathroom, and would be obscure glazed, with a top hung fan light. It is therefore considered that the window would not allow for a sense of or action overlooking into this neighbouring plot. Material harm to neighbour amenity would not arise.

4.4 **Conclusion**

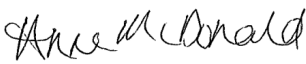
- 4.4.1 For the reasons above, I consider that the proposal would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme will be acceptable in planning terms.
- 4.4.2 The proposed changes to the scheme are not considered to be 'material' 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	