

DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01646/NMA	Removal of garden rooms to plots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 16, 17, 18, 19, 20, 21, 24, 25, 39 and 43 (as Non- Material Amendment to planning permission 23/00563/FP granted 22.04.2025)	Land On The South Of Oughtonhead Lane Hitchin Hertfordshire SG5 2NA

Submitted Plan Nos

23_003_041-PL04 - House Type K - Elevations 23_003_040-PL02 - House Type K - Floor Plans
 23_003_039-PL04 - House Type J - Elevations 23_003_038-PL02 - House Type J - Floor Plans
 23_003_035-PL04 - House Type G2 (Plots 2+3) - Elevations 23_003_034-PL02 - House Type G2 (Plots
 2+3) - Floor Plans 23_003_033-PL04 - House Type G1 - Elevations 23_003_032-PL02 - House Type G1 -
 Floor Plans 23_003_031-PL04 - House Type F - Elevations 23_003_030-PL02 - House Type F - Floor Plans
 23_003_029-PL04 - House Type E - Elevations 23_003_028-PL03 - House Type E - Floor Plans
 23_003_016-PL05 - Street Elevations C-C and D-D 23_003_015-PL05 - Street Elevations A-A and B-B
 23_003_012-PL04 - Site Layout Plan Refuse and Parking 23_003_011-PL10 - Site Layout Plan
 23_003_042-PL02 - House Type L1 (Plot 16) - Floor Plans 23_003_043-PL04 - House Type L1 (Plot 16) -

Elevations 23_003_044-PL02 - House Type L2 (Plot 9) - Floor Plans 23_003_045-PL04 - House Type L2 (Plot 9) - Elevations 23_003_046-PL02 - House Type L2 - Floor Plans 23_003_047-PL04 - House Type L2 - Elevations 23_003_070-PL04 - Tenure Plan 23_003_071-PL03 - Site Layout Plan M4(2)-M4(3) Plot Location

1.0 Policies

2.0 Relevant Site History

- 2.1 23/00563/FP – Erection of 43 dwellings, access from Lower Innings, associated internal roads, parking, landscaping, amenity space and open space.

3.0 Representations

- 3.1 None

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site is a large rectangular field bound by mature vegetation, approximately 1.8ha and is situated on the west side of Hitchin approximately 0.6 miles from the Hitchin Town Centre. The site sits to the south of Oughtonhead Lane, Oughton Close is located to the east, and Hitchin Cricket Club is to the south and west of the site.

4.2 Proposal

- 4.2.1 This application proposed the removal of the garden room to plots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 16, 17, 18, 19, 20, 21, 24, 25, 39 and 43 as a non-material amendment to application reference 23/00563/FP granted on 22/04/2025.

4.3 **Key Issues**

- 4.3.1 The key issue for consideration is whether the proposed amendment would constitute a material alteration to the granted scheme.
- 4.3.2 It is considered that the proposed removal of the garden rooms to the relevant plots would not constitute a material alteration and could be considered a non-material amendment.
- 4.3.3 The garden rooms in question are modest single-storey elements projecting from the rear elevations of the dwellings concerned. Their removal would not alter the number of dwellings approved, the housing mix, the number of bedrooms within any dwelling, the site layout, highway or parking arrangements, or landscaping.
- 4.3.4 The dwellings affected would continue to comply with the nationally described space standards, and each dwelling would continue to provide an appropriate standard of amenity for future occupiers.
- 4.3.5 Furthermore, the amendment would not result in any material impact to the character or appearance of the development as viewed from the surrounding area or from within public spaces within the site.
- 4.3.6 The proposed amendment would not conflict with the description of development, would not require the amendment or discharge of any condition other than the substitution of approved drawings, and would not give rise to any new planning considerations.

4.4 **Conclusion**

- 4.4.1 In conclusion of the above, it is considered that the removal of the garden rooms from the dwellings concerned with this application would not be material. The change is considered to be non-material for the purposes of Section 96A of the Town and Country Planning Act (1990) and it is recommended that the application be approved.

5.0 **Recommendation**

- 5.1 That the non-material amendment be **APPROVED**.

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