

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01683/NMA	Alterations to porch roof from lean-to to gable. (as Non-Material Amendment to planning permission 22/02354/FPH granted 13.10.2022)	6 The Beeches Hitchin Hertfordshire SG4 9HU

Submitted Plan Nos

A105 Rev 2 A106 Rev 2 A107 Rev 2

1.0 Policies

2.0 Site History

- 2.1 22/02354/FPH - Erection of detached garage/workshop outbuilding and installation of electronic vehicular gates on front elevation following demolition of existing attached garage. Installation of pitched roof over existing porch, roof lantern above music room, cladding to front elevation and solar panels in front roofslope. Alterations to fenestration – Approved 13/10/22.

3.0 Representations

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey detached dwelling with a pitched roof.

4.2 **Proposal**

4.2.1 The application proposes the following amendments to planning permission 22/02354/FPH:

- ☐ To change the design of the front porch roof from a mono-pitch to a gable.

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.

4.3.2 The alterations are considered small as the proposed amended roof would be lower and smaller in size than the approved and would remain as a pitched roof. It's not considered that the alterations will be noticeable to neighbours as the works would be of a small height, size and scale; and as views of the porch roof would be limited from neighbours.

4.3.3 For the reasons above I consider that the proposed alterations would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme would be acceptable in planning terms.

4.4 **Conclusion**

4.4.1 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**.

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: 22 July 2025	