

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00329/NMA	Proposed front wall & existing lounge window to remain in existing locations, proposed front wall to have two small windows and not three as approved, rear wall increased in height by approx 200mm to receive coping stone & flashing (as non-material amendment to planning permission reference 24/01597/FPH granted on 12.09.2024).	16 Hollies Close Royston Hertfordshire SG8 7DZ

Submitted Plan Nos

PJA 03A PJA 04A

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House Extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Site History**

2.1 24/01597/FPH - Single storey side extension following demolition of existing single storey side extension. Conditional Permission.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a detached, two-storey residential dwelling with attached garage and single storey side and rear extension. Gardens exist to both front and rear of the property with off street parking provided.

4.2 **Proposal**

4.2.1 Proposed front wall & existing lounge window to remain in existing locations, proposed front wall to have two small windows and not three as approved, rear wall increased in height by approx. 200mm to receive coping stone & flashing (as non-material amendment to planning permission reference 24/01597/FPH granted on 12.09.2024).

4.3 **Key Issues**

4.3.1 The key issue for consideration is whether the proposed amendments (two windows as opposed to three to front elevation of the proposed single storey side extension and an increase in height by 200mm to rear roof structure of the same to accommodate coping

stone and flashing) would constitute a material alteration to the previously granted scheme.

4.3.2 The proposed alterations are considered minor and would not materially affect the design of scheme and neighbour amenity.

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 change to the scheme is not considered to be a 'material' alteration to the previously granted planning permission. It is therefore my view that the non-material amendment is **AGREED**.

5.0 **Recommendation**

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

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 February 2025	