

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00563/NMA	Addition of rear facing first floor windows (as non-material amendment to planning permission 24/02737/FPH granted on 25.02.2025).	Ravensburgh Barton Road Hexton Hitchin Hertfordshire SG5 3JN

Submitted Plan Nos

MML/2024-01/04A MML/2024-01/07A

2.0 **Site History**

- 2.1 24/02737/FPH - Part two storey and part first floor front extension and single storey rear extension. Insertion of ground floor front window following removal of existing garage doors to facilitate conversion of garage into living room. Erection of detached double garage and installation of front hardstanding. Installation of replacement front entrance gates and 1.8m high wing walls – Conditional Permission

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Ravensburgh comprises a large, two storey detached dwelling off Barton Road in Hexton.

4.2 **Proposal**

- 4.2.1 To introduce 5 No. windows at first floor level to the side/rear elevations.

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 proposed amendments seek to introduce windows at first floor windows to the first floor rear/side elevations. Given the siting of the windows, to the rear of the dwelling, together with the isolated nature of the site, I do not consider that the proposed amendments would materially alter the appearance of the development. The distance to neighbouring dwellings, together with the obscured nature of the windows and the high level of the windows, I do not consider that the amenities of neighbouring dwellings would be materially harmed.

4.4 **Conclusion**

4.4.1 The proposed changes to the scheme are 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 March 2025	