

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00475/NMA	Amendments to dormer external finish from tile hanging to marley cedral cladding (as Non-Material Amendment to planning permission 24/00653/FPH granted 30.04.2024)	65 Periwinkle Lane Hitchin Hertfordshire SG5 1TZ

Submitted Plan Nos

L02 Rev A

1.0 Policies

2.0 **Site History**

- 2.1 24/00653/FPH: Insertion of rear box dormer window and two front roof lights to facilitate loft conversion. Alterations to garage to facilitate partial garage conversion into home office and store.

Granted 30.04.2024.

3.0 **Representations**

- 3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Semi-detached two storey house on north side of Periwinkle Lane.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to original planning permission 24/00653/FPH granted 30.04.2024

- ☐ Amendments to dormer external finish from tile hanging to marley cedar cladding

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 alteration to materials would be visible from the rear elevation of the dwelling. The change in material from tile hanging to cladding would materially alter the appearance of the host dwelling and the proposed development, altering the design of the scheme to an extent that would be noticeable to neighbours.
- 4.3.2 For the reasons above I consider that the proposed alterations would materially alter the nature of the previously granted permission. Therefore, the amended scheme would be not be considered a minor material amendment.

4.4 **Conclusion**

- 4.4.1 The proposed changes to the scheme are considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendment be **REFUSED**.

5.0 **Recommendation**

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

1. The proposed changes to the external appearance of the house are considered to be 'material' alterations to the previously granted planning permission which require a new planning permission in their own right. Therefore, on this basis this non-material amendment submission is hereby REFUSED.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 March 2025	