

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00620/NMA	Amendments to entrance door of new dwelling to remove glazed gable and sidelights; add open gable timber frame porch canopy.	11 Swangleys Lane Knebworth Hertfordshire
	Addition of flat roof canopy at new entrance door of no11 (as Non-Material Amendment to planning permission 24/00664/FP granted 19.06.2024)	SG3 6AA

Submitted Plan Nos

PL-03C PL-05D - No.11 PL-03 B

2.0 **Site History**

- 2.1 24/00664/FP: Erection of one detached 3-bed dwelling including parking, landscaping, and associated works. Alterations to existing dwelling to include alterations to fenestration and demolition of existing garage, hall/wc and creation of new vehicular access off Swangleys Lane (as amended by plans 01F, 02B, 03B & 06C received 21st May 2024). Granted 19.06.24

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.2 No. 11 Swangleys Lane is a large detached property located on the north side of the lane and east of the village centre and London Road (B197).

4.2 **Proposal**

- ☐ Amendments to entrance door of new dwelling to remove glazed gable and sidelights; add open gable timber frame porch canopy.
- ☐ Addition of flat roof canopy at new entrance door of no11 (as Non-Material Amendment to planning permission 24/00664/FP granted 19.06.2024)

4.3 **Key Issues**

Amendments to entrance door of new dwelling to remove glazed gable and sidelights; add open gable timber frame porch canopy.

The proposed amendment to the design of the entrance door and the addition of the porch canopy are considered minor in terms of the overall scale of the development

which has not yet been commenced. Neighbours are unlikely to notice the difference between the approved and proposed NMA scheme.

Addition of flat roof canopy at new entrance door of no11 (as Non-Material Amendment to planning permission 24/00664/FP granted 19.06.2024)

The introduction of the canopy to an existing entrance is a minor alteration to this substantial detached dwelling. The canopy is set well back from the road frontage and will not be easily noticeable to neighbours.

4.4 **Conclusion**

The proposed amendments are considered to be acceptable as non-material amendments to the approved development.

4.5 **Alternative Options**

4.5.1 None applicable

5.0 **Recommendation**

5.1 That planning permission be **GRANTED**

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 March 2025	

