

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00485/NMA	Insertion of two ground floor side windows (as Non-Material Amendment to application 22/01771/FPH granted on 18.8.2022).	77 Redhill Road Hitchin Hertfordshire SG5 2NT

Submitted Plan Nos

116-S1-03A 116-S1-04B

1.0 Policies

2.0 **Site History**

- 2.1 **24/02792/FPH** – Single storey side and rear extension, first floor rear extension and loft conversion with rear dormer window. Roof light windows to ground floor and front of main roof.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a terraced two storey dwelling on the south side of Redhill Road in a residential part of Hitchin.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to original planning permission 22/01771/FPH granted 18.8.2022:

- ☐ Insertion of two ground floor side windows. (uPVC).

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.

4.4 **Design and Appearance**

- 4.4.1 The proposed windows are to the side of the property and would not be visible from the public realm. The proposed materials seek to match fenestration on the rear of the extension. I do not consider that they would materially alter the appearance of the dwelling as seen from the public realm.

4.5 **Neighbouring Amenity**

- 4.5.1 The proposed windows are at ground floor level and would not provide any overlooking of neighbouring amenity. One of the windows would serve a bathroom and is therefore obscure glazed.

4.6 **Conclusion**

4.6.1 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 will be acceptable in planning terms.

4.6.2 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: 10 March 2026	