

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01972/NMA	Infill between rear dormer windows to create a single box dormer (as non-material amendment to planning permission 23/02419/FPH granted on 28/11/2023).	20 Brook View Hitchin Hertfordshire SG4 9NY

Submitted Plan Nos

DAV/21/02 Rev E DAV/21/04 Rev C

1.0 Policies

2.0 Site History

- 2.1 23/02419/FPH - External rendering to existing dwellinghouse and approved extensions and Hardiplank to dormer windows (as a variation of planning permission 21/01556/FPH granted 28.07.2021) – Conditional Permission

3.0 Representations

- 3.1 None.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 No. 20 comprises a semi-detached bungalow accessed off Brook View within a predominantly residential area in Hitchin.

4.2 Proposal

- 4.2.1 The application proposes the following amendments to original planning permission 23/02419/FPH granted 28.11.2023:

- 1.0 Infill between rear dormer windows to create a single box dormer.

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 variation is limited to the rear elevation, but would remain visible to some dwellings and the street scene in the vicinity due to the positioning of the dwelling in relation to the surrounding road layout. The works would significantly enlarge the bulk of the dormer window and the positioning of windows. This would result in a form of development that would clearly be noticeable and visible for neighbouring dwellings and members of the public.
- 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 not be considered a non-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**.

Signed  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Determining Officer	
Date: 30 September 2024	