

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02015/NMA	Increase width of rear extension (as Non-Material Amendment to planning permission 26/00677/FPH granted 07.05.2026)	17 Whitechurch Gardens Letchworth Garden City Hertfordshire SG6 2AU

Submitted Plan Nos

Location Plan Block Plan Proposed plans and elevations Existing plan and elevations

1.0 Policies

2.0 Site History

2.1 26/00677/FPH - Single storey rear orangery extension. Conditional Permission.

3.0 Representations

3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site is located on the south-eastern side of Whitechurch Gardens and comprises a modest, single-storey semi-detached dwelling with a semi-detached garage situated to the east. The property benefits from both front and rear garden areas, with an existing glazed outbuilding located within the rear garden.

4.2 Proposal

4.2.1 The application proposes the following amendments to original planning permission 26/00677/FPH

1.0 Increase in the width of the proposed rear extension from 3.0 metres to 3.395 metres.

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 increase in width of the rear extension would not impact on the overall design and appearance of the extension.

4.5 **Neighbouring Amenity**

- 4.5.1 The proposed increase in width of the rear extension would not in my view impact existing residential amenity.

4.6 **Conclusion**

- 4.6.1 For the reasons above, I consider that the proposed alteration 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  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts
---	---

	SG6 3JF
Determining Officer Date: 24 August 2026	