

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02149/NMA	Reduction in width of the extension attached to the garage (as non-material amendment to planning permission reference 24/01982/FPH granted on 11.11.2024).	2 Ashwell Road Bygrave Baldock Hertfordshire SG7 5DT

Submitted Plan Nos

2024/25/01A 2024/25/02A

2.0 **Site History**

- 2.1 24/01982/FPH - Single storey front/side extension. Single storey side extension to existing garage and raise existing roof to include insertion of side elevation windows, dormer to front and rooflight to rear roof slopes. Conditional Permission.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site comprises of a large, detached dwelling with detached garage sited to the south and forward of the dwelling and is located on the east side of Ashwell Road. The site is located in the Green Belt though prior to the current local plan was outside of this designation.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to original planning permission 24/01982/FPH
- Reduction in the width of the single storey extension to the garage by approximately 0.4 metres.
 - Installation of two velux rooflights to the rear roof slope of the single storey extension to the garage.

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 reduction in width and installation of two velux rooflights to the rear roof slope of the proposed extension to the garage would not impact on the overall design and appearance of the extension.

4.5 **Neighbouring Amenity**

- 4.5.1 The proposed installation of two rooflights to the rear roof slope of the extension to the garage would face the north side flank elevation of the neighbouring residential dwelling to the south known as no.1 Ashwell Road and would not in my view impact existing residential amenity.

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: 4 September 2025	