

DELEGATED FILE NOTE

CASE OFFICER: ...Sarah Kasparian.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02171/NMA	Changes to house types and hard landscaping (as Non-Material Amendment to planning permission 22/03092/FP granted 15.03.2024)	Land To The East Of Foxholes And Gainsford House And On The West Side Of Crow Furlong Hitchin Hertfordshire

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

2.1 Planning permission 22/03092/FP was granted for the development of 47 dwellings.

3.0 **Representations**

3.1 No consultation undertaken.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a self-contained field at the end of Gray's Lane. The site is allocated for housing in the Local Plan 2022. The site is roughly square in shape. There is a bridleway along its north boundary; Crow Furlong along the eastern boundary; and woodland to the south. There are extensive views to the west looking towards the Chilterns AONB and the site sits broadly at the top of the plateau on the western edge of Hitchin.

4.2 **Proposal**

4.2.1 Changes to house types, materiality, hard landscaping (as a non-material amendment to planning permission reference 22/03092/FP granted on 15/03/2024)

4.3 **Key Issues**

4.3.1 The key issue for consideration is whether the proposed amendments would constitute a material amendment to the previously granted scheme. Some of the changes include the following:

- Change to materials including black weatherboard on façade not whole first floor;
- Introducing single storey projections on more house types;
- Proposing a 2-storey building alongside Crow Furlong rather than 1.5 storeys;
- Significantly increased height and pitch on roofs;
- Change of detail eg pitched canopy to flat canopy and removal of a shoulder course of brick;
- Introduced a type of garage that is double width but just one door, so just for one house, and I can see that they are using it at the front of the site for the second house on the right, which creates the need for more hardstanding for the other house, which I think is inappropriate; and
- Much smaller windows on the affordable units and less detail.

4.3.2 I cannot agree to the proposed changes above as a non-material amendment to the planning application because the impact of the changes may have an impact on the landscape, character and appearance of the site, and impact on residential amenity

in relation to building heights, built footprint, roof shapes and materiality. There would also be noticeable differences between market homes compared to affordable homes contrary to Policy HS2. The proposal would result in significant changes beyond the scope of this type of application, and therefore this application for these changes is hereby refused.

5.0 **Recommendation**

5.1 That the non-material amendment is **REFUSED**

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