

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01676/NMA	Alterations to footprint of extension (as Non-Material Amendment to planning permission 24/00698/FPH granted 07.05.2024)	29 Dacre Road Hitchin Hertfordshire SG5 1QJ

Submitted Plan Nos

22244-020 Rev A 22244-011 Rev A -

1.0 Policies

2.0 **Site History**

2.1 24/00698/FPH: Single storey rear extension. Granted 20/5/24

3.0 **Representations**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Terraced house on north side of Dacre Road, Hitchin

4.2 **Proposal**

Alterations to footprint of extension (as Non-Material Amendment to planning permission 24/00698/FPH granted 07.05.2024)

4.3 **Key Issues**

The approved floor plan had a slight dog leg towards the dwelling. The proposed NMA requires the boundary wall to be inset slightly for drainage purposes. The effect would be to decrease the floorspace of the extension setting it away from the neighbour. There would be less impact on the neighbour and a right of access would be maintained.

4.4 **Conclusion**

The NMA would not make any material difference to the appearance of the scheme and potentially less impact on the neighbour. No impact outside of the site.

5.0 **Recommendation**

5.1 That planning permission for the NMA be **GRANTED**

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 July 2025	