

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00372/NMA	Increase in the number of solar panels from 12 panels to 14 panels (as non-material amendment to planning permission 25/02012/FPH granted 11.11.2025)	40 Whitehill Road Hitchin Hertfordshire SG4 9HP

Submitted Plan Nos

PL.506A PL.507A PL.508A

1.0 Policies

2.0 **Site History**

- 2.1 25/02012/FPH - Roof extension of two side dormer windows and associated solar panels (Development partially carried out). Reinstatement of the ridge to its original height. – Conditional Permission

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 40 comprises a detached two storey dwelling off Whitehill Road, adjacent to a public amenity area, on the corner with Passingham Avenue. The site is within Hitchin, with the site sitting towards the brow of Whitehill Road, a long sloping road down to Stevenage Road. Levels drop to the south and east away from the site.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to the original planning permission 25/02012/FPH granted 11.11.2025:
- Increase in the number of solar panels from 12 panels to 14 panels

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 additional solar panels would be at a high level, being sited on the roof of the approved dormer windows. They would be set adjacent to the approved solar panels to these roofs. Given their set back from the principal elevation, their height above ground level and their similarity and proximity to the approved solar panels, I do not consider that they would materially alter the appearance of the dwelling as seen from the public realm.

4.5 **Neighbouring Amenity**

- 4.5.1 The proposed panels are unlikely to overbear or overshadow neighbouring occupiers. They would not alter the window layout or any sense of overlooking as a result of the development.

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: 24 March 2026	