

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01881/NMA	Pitch the side extension roof from the wall in line with the existing house back wall (as non-material amendment to planning permission 24/00816/FPH granted on 25.06.2024).	19 Lucas Lane Ashwell Baldock Hertfordshire SG7 5LN

Submitted Plan Nos

1670/04 Rev B 1670/05 Rev C 1670/06 Rev A

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable development in North Hertfordshire

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House Extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

2.0 **Site History**

- 2.1 24/00816/FPH - Two storey side, single storey front and single storey rear extension and alterations to existing fenestration following demolition of existing detached side garage and garden store. Alterations to existing vehicular access following partial demolition of existing boundary wall. Conditional Permission.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site forms the northeastern two-storey dwellings set in a block of four, the attached neighbour benefiting from planning permission under 24/00816/FPH. Both have garden space to the front and rear and are within the Ashwell Conservation Area.

4.2 **Proposal**

- 4.2.1 Pitch the side extension roof from the wall in line with the existing house back wall (as non-material amendment to planning permission 24/00816/FPH granted on 25.06.2024).

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. The amendments would involve a minor change to the design of the roof of the side extension resulting in a subsequent reduction in the depth of the rear single storey extension. In addition, and as a result of the change to the roof form, the proposed dormer would extend a fraction beyond the rear elevation of the host dwelling. There would be no significant change to the proposed development from the streetscene.
- 4.3.2 The proposed alterations are considered minor and would not materially affect the design of scheme, the character and appearance of the Ashwell Conservation Area and neighbour amenity.
- 4.3.3 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 would be acceptable in planning terms.

4.4 **Conclusion**

- 4.4.1 The proposed change to the scheme is not considered to be a 'material' alteration to the previously granted planning permission. It is therefore my view that the non-material amendment is **AGREED**.

5.0 **Recommendation**

- 5.1 That the non-material amendment is **AGREED**.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 September 2024	