

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01619/NMA	External alterations to dwelling and changes to detached garage openings and removal of external stairs (as Non-Material Amendment to planning permission 23/00890/S73 granted 07.07.2023)	The New Barn Todds Green Stevenage Hertfordshire SG1 2JE

Submitted Plan Nos

PL-100

1.0 Policies

NONE None Relevant

2.0 Site History

2.1 23/00890/S73 - Variation of condition 2 (revised plans - Changes to façade and external materials of planning permission 22/00311/FP granted 04.04.2022 for erection of one detached 4-bed dwelling and detached double garage. Creation of vehicular access off Stevenage Road – Approved 07/07/23.

3.0 Representations

3.1 None received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site is land that has planning permission for the erection of a new detached dwelling and detached outbuilding.

4.2 Proposal

4.2.1 The application proposes the following amendments to original planning permission 23/00890/S73:

1.0 The removal of an external staircase and access door to the outbuilding.

2.0 The reduction in size of a side entrance door to the outbuilding, and alterations to its design.

3.0 Internal alterations to the outbuilding to provide a kitchen and new internal first floor walls/rooms.

4.0 Internal alterations to the second floor of the dwelling.

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.

4.3.2 The internal alterations will not have external impacts and will not materially reduce parking provision, and are not considered a material alteration. The alterations to the outbuilding will remove an external staircase and an opening and will reduce the size of another opening, are not considered noticeable to neighbours, and are not considered material changes.

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 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 	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Sam Dicocco	
Determining Officer Date: 13 August 2024	