

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02151/NMA	Omit basement (as Non-Material Amendment to planning permission 23/02622/FPH granted 22.01.2024)	34 Royal Oak Lane Pirton Hertfordshire SG5 3QT

Submitted Plan Nos

2201_04F

1.0 Policies

2.0 **Site History**

- 2.1 23/01502/FP - Erection of three 2-bed terraced cottages (as amended by plan received 19/12/23) – Approved 09/05/24.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached chalet bungalow with a pitched roof.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to planning permission 23/02622/FPH:
- ☐ Omit the basement.

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 proposal will omit part of the previously approved plans. The element to be removed is under the existing dwelling and would not have been visible in the locality or to neighbours, therefore its removal would not be considered to materially change the design of the scheme or be unduly noticeable to neighbours. In addition, the applicant could choose not to build that part of the development.
- 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 October 2024	