

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01187/NMA	Reduction in size of single storey extension (as non-material amendment to planning permission 25/00294/FPH granted on 27.05.2025).	32 Rock Road Royston Hertfordshire SG8 5EU

Submitted Plan Nos

(PA) 101 (PA) 102 (PA) 104 (PA) 105 (PA) 106 (PA) 103

1.0 Policies

2.0 **Site History**

- 2.1 **25/00294/FPH** – Single storey rear extension and installation of rooflight and box dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation. Alterations to existing rear patio.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a terraced two-storey dwelling on the south side of Rock Road in a residential part of Royston. The dwelling has a shared two storey extension with a rear gable and a shared single storey lean-to extension along the boundary with No. 30. This extension is set off the boundary with No.34 by approximately 1.36m (two storey) and 2.36m (single storey).

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to original planning permission 25/00294/FPH granted 10/04/2025:

☐ Reduce single storey rear extension by 2.85m

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 proposed amendment would reduce the depth of the single storey rear extension. The proposed amendment is minor in scale and would not be noticeable to the public realm. It would not result in harm to the character and appearance of the dwelling.
- 4.3.3 For the above reasons I consider that the proposed alterations would not materially alter the nature of the previously granted permission. Therefore, the amended scheme would be considered a non-material amendment.

4.4 **Conclusion**

4.4.1 The proposed changes to the scheme are considered to be non-material and therefore my view is that the non-material amendment be APPROVED.

5.0 **Recommendation**

5.1 That the non-material amendment be **APPROVED**.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 June 2026	