

## DELEGATED FILE NOTE

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

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                           | APPLICATION SITE                                        |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 24/01953/NMA             | Omit pool house, pool and pergola<br>(as Non-Material Amendment to<br>planning permission 23/02622/FPH<br>granted 22.01.2024) | 34 Royal Oak Lane<br>Pirton<br>Hertfordshire<br>SG5 3QT |

**Submitted Plan Nos**

2201\_04E 2201\_05E 2201\_06C

### 1.0 **Policies**

### 2.0 **Site History**

- 2.1 23/02622/FPH - Increase in height to create larger first floor with roof accommodation; two and single storey front, side and rear extensions; front and rear dormer windows; new basement, alterations to openings; erection of outbuilding to facilitate pool house/changing room/shower, erection of pergola and installation of pool, new gates to side and front of dwelling (amended by plans received 05/12/23 and 09/01/24) – Approved 22/01/24.

### 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:
- 1.0 Omit a swimming pool, pool house, and pergola, that were approved in the rear garden of the site.

#### 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 low-rise in a relatively discrete part of the site and would be obscured by trees, vegetation and fences, 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**.

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| <p>Signed</p>  <p>Sam Dicocco</p> <p>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
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| <b>Date:</b> 24 September 2024 |  |
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