

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00908/NMA	Amendments to fenestration and rainwater goods to extension and garage (as non-material amendment to planning permission reference 22/02190/FPH granted on 04.10.2022).	182 Glebe Road Letchworth Garden City Hertfordshire SG6 1DY

Submitted Plan Nos

DP 1113-01-B

1.0 Policies

2.0 **Site History**

- 2.1 22/02190/FPH - Two storey rear extension with Juliet balcony to first floor, insertion of first floor windows to west (side) elevation, insertion of rooflights to existing north and south (front and back) roofslopes and alterations to existing fenestration. Single storey extension to existing detached garage for use as a workshop – Approved 04/10/22.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey end-of-terrace dwelling with a pitched roof.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to planning permission 22/02190/FPH:

- ☐ Change a rear Juliet balcony to a window.
- ☐ New windows to be timber not UPVC.
- ☐ Altered openings on the east side elevation of the rear outbuilding.
- ☐ Amended rear rooflight.
- ☐ Rainwater goods to be black.

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 alterations are considered small as the works will appear similar to those originally approved. It's not considered that the alterations will be noticeable to neighbours due to screening on the site boundary.
- 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: 25 April 2025	