

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02318/NMA	Addition of 2 no. rooflights to ground floor pitched roof to the rear extension and 1 no. rooflight to the pitched roof to the first floor extension (as non-material amendment to planning permission 23/00337/FPH granted on 12.05.2023.	14 Heath Avenue Royston Hertfordshire SG8 9DB

Submitted Plan Nos

02B

1.0 Policies

2.0 **Site History**

- 2.1 23/00337/FPH - Erection of front porch (retrospective) and part single, part two-storey rear extension (as amended by plan received on 14th April 2023). Conditional Permission.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No.14 is a semi-detached dormer bungalow with detached garage located on the southern side of Heath Avenue. The design of the dwelling means that the forward projection to the north-eastern half of the dwelling benefits from a cat-slide roof.
- 4.1.2 The application site is within the settlement limit for Royston where development is generally supported.

4.2 **Proposal**

- 4.2.1 Addition of 2no. rooflights to ground floor pitched roof to the rear extension and 1.no rooflight to the pitched roof to the first floor extension (as non-material amendment to planning permission 23/00337/FPH granted on 12.05.2023).

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 amendments would see the insertion of three rooflights, two of which would be sited on western roof slope of the ground floor mono-pitch roof and one of which would be sited on the eastern side of the first-floor roof slope all of which relate to the extensions previously approved under 23/00337/FPH. Given the rooflights would be installed on roof slopes to extensions on the rear elevation, I am satisfied that the scale and design of the rooflights are minor and would not impact on the streetscene or on existing residential amenity to neighbouring properties nos.12 and 16 Heath Avenue and are acceptable. I am also satisfied that the proposed changes would not materially alter the nature of the previously granted scheme and is acceptable in planning terms.

4.4 **Conclusion**

- 4.4.1 The proposed change to the scheme is not considered to be a 'material' alteration to the previously granted planning permission. It is therefore my view that the non-material amendment is **AGREED**.

5.0 **Recommendation**

- 5.1 That the non-material amendment is **AGREED**.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 October 2024	