

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02198/NMA	Removal of solar panels from the roof of the dwelling and their proposed siting on the roof of the garage (as non-material amendment to planning permission 23/01357/FPH granted on 26.07.23).	84 Rushby Mead Letchworth Garden City Hertfordshire SG6 1RY

Submitted Plan Nos

SJ-2227-C150 F SJ-2227-C230 F

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable development in North Hertfordshire

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House Extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

2.0 **Site History**

2.1 24/02199/DOC - Details reserved by Condition 4 (Solar Panels) of planning permission reference 23/01357/FPH granted on 26.07.23. Decision Pending.

2.2 23/01357/FPH - Single storey front and rear extensions, changes to fenestration, installation of rooflights to existing rear roof slope, erection of detached double garage/storeroom and installation of side elevation solar panels following demolition of existing detached garage/storeroom. Conditional Permission.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on the eastern side of Rushby Mead which lies to the south of the terraced grade II listed buildings known as nos.60-78 (even) in Rushby Walk and north of properties in Hillshott. The application site has a lower ground level that

properties in both Rushby Walk and Hillshott. This section of dwellings in Rushby Mead consist of three single storey bungalows, the application site being the southernmost one of the three. To the west of the application site is Howard Park.

- 4.1.3 The site is within the settlement boundary for Letchworth where development is generally supported.

4.2 **Proposal**

- 4.2.1 Removal of solar panels from the roof of the dwelling and their proposed siting on the roof of the garage (as non-material amendment to planning permission 23/01357/FPH granted on 26.07.23).

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 removal of proposed solar panels from the roof of the dwellinghouse to the roof of the replacement garage, where the panels would be installed to both sides of a low-pitched roof. Whilst there would be a noticeable change in the details approved under planning application 23/01357/FPH, I am mindful that the solar panels could be installed under permitted development and this does not, in my view, consider the effect on neighbouring amenity and purely relates to the 'effect on the amenity of the area' as stated under Part 14, Class A of the GPDO 2015 (as amended). In view of this and considering the setback position of the garage in relation to public view, I am 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 October 2024	