

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02843/NMA	Remove ground floor side window to Plot A, removal of rooflights to front elevations, addition of No.1 rooflight to rear elevation of Plot B and amendment to ground floor rear elevations to include bi-fold doors on all plots. (as non-material amendment to planning permission reference 23/02948/FP granted on 29.07.2024).	Land North Of 2 Millers Close Picknage Road Barley Hertfordshire

Submitted Plan Nos

OAK-367-BRO-01B OAK-367-BRO-02B

2.0 **Site History**

- 2.1 23/02948/FP Terrace of three 3-bed dwellings including creation of vehicular access off Picknag Road, parking and landscaping. **Conditional Permission**

3.0 **Representations**

- 3.1 None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises semi-natural habitat in the form of grassland, hedgerows, and trees lying on the west side of Picknag Road towards the northern end of the village of Barley. There are terraced and semi-detached dwellings on the opposite side of Picknag Road to the east, allotment gardens to the north and a pair of semi-detached dwellings to the southern and a field to the west.

4.2 **Proposal**

- 4.2.1 The following amendments to the original planning permission are proposed:

“Remove ground floor side window to Plot A, removal of rooflights to front elevations, addition of No.1 rooflight to rear elevation of Plot B and amendment to ground floor rear elevations to include bi-fold doors on all plots. (as non-material amendment to planning permission reference 23/02948/FP granted on 29.07.2024).”

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 In my opinion, these proposed changes are very modest and would not be wholly noticeable, given the dwellings have not yet been started. Therefore, the proposed changes are deemed to be a non-material alteration to the previously approved scheme.

4.4 **Conclusion**

- 4.4.1 The proposed changes to the scheme are 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: 13 January 2025	