

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02049/NMA	Omit one window to rear elevation and widen bi-fold doors. (as Non-Material Amendment to planning permission 21/02861/FPH granted 09.11.2021)	4 Lammas Mead Hitchin Hertfordshire SG5 1YD

Submitted Plan Nos

PL.004-A PL.005-A

1.0 Policies

2.0 **Site History**

- 2.1 21/02861/FPH - Single storey side and rear extension following demolition of existing side extension/store – Conditional Permission

3.0 **Representations**

- 3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a residential dwelling off Lammas Mead, Hitchin.

4.2 **Proposal**

- 4.2.1 The following amendment is sought to planning permission 19/00248/FP:

“Omit one window to rear elevation and widen bi-fold doors. (as Non-Material Amendment to planning permission 21/02861/FPH granted 09.11.2021)”

4.3 **Key Issues**

- 4.3.1 The key issue for consideration is whether the proposed amendment would constitute a material alteration to the previously granted scheme.
- 4.3.2 The parent permission under ref: 19/00248/FP sought consent for the erection of a single storey side and rear extension following the demolition of the existing side extension/store. The alteration would be within the rear garden and would be set down from nearby land levels and would therefore not be visible from nearby curtilages or dwellings. I do not consider that this would result in an increase in overlooking or a sense of overlooking. The change would therefore not cause a material impact to neighbouring properties or the 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: 1 October 2024	