

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02211/NMA	Reduction in width of the rear bi-fold doors (as non-material amendment to planning permission reference 25/01442/FPH granted on 23.07.2025).	16 Cashio Lane Letchworth Garden City Hertfordshire SG6 1AX

Submitted Plan Nos

05/DR/25 Rev A 07/DR/25 Rev A

1.0 Policies

2.0 **Site History**

- 2.1 25/01442/FPH - Part two storey and part single storey rear extensions, single storey extension to rear of garage and reposition existing rear elevation garage doors to the front elevation.

Conditional Permission

- 2.2 21/03246/FPH - Part single storey, part two storey rear extension.

Conditional Permission

- 2.3 21/01478/FPH - Single storey rear extension.

Conditional Permission

3.0 **Representations**

- 3.1 N/a

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached, two-storey dwelling on the east side of Cashio Lane, Letchworth Garden City and resides within the Croft Lane Conservation Area. The site benefits from a driveway, a garage and front and rear gardens.

4.2 **Proposal**

- 4.2.1 Reduction in width of the rear bi-fold doors (as non-material amendment to planning permission reference 25/01442/FPH granted on 23.07.2025).

4.3 **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 amendment would reduce the width of the rear bi-fold doors so that no part of it would fall within the width of the two-storey element of the previously approved rear extension. The proposed amendment is minor in scale and would not be noticeable to the public realm. It would not result in harm to the character and appearance of the dwelling.
- 4.3.3 For the above reasons I consider that the proposed alterations would not materially alter the nature of the previously granted permission. Therefore, the amended scheme would be considered a non-material amendment.

4.4 **Conclusion**

- 4.4.1 The proposed changes to the scheme are considered to be non-material and therefore my view is that the non-material amendment be APPROVED.

5.0 **Recommendation**

- 5.1 That the non-material amendment be **APPROVED**.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 September 2025	