

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02261/NMA	Removal of side light window adjacent front door; insertion of additional ground floor window to side elevation and modification of first floor side elevation window. (as Non-Material Amendment to planning permission 25/01120/FPH granted 11.06.2025)	15 High Dane Hitchin Hertfordshire SG4 0BD

Submitted Plan Nos

A105 Rev 1 A106 Rev 1

1.0 Policies

2.0 **Site History**

- 2.1 25/01120/FPH - Two storey side extension. Part single and part two storey rear extension following demolition of existing side shed. – Conditional Permission

3.0 **Representations**

- 3.1 N/A
- 3.2 No representations on previous application.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site comprises a semi-detached two storey dwelling on High Dane, a residential road in Hitchin.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to original planning permission 24/01982/FPH
- Remove of vertical window adjacent to front door.
 - Installation of ground floor side window.
 - Alteration of first floor side window to create a taller window opening.

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.

4.4 **Design and Appearance**

- 4.4.1 The proposed alterations to fenestration to the principal elevation would reduce the area glazed, and would therefore not cause material changes to the design of the dwelling in the street scene. In terms of the side windows, these would be relatively obscured from view, and would replace one existing window. I do not consider that they would materially alter the appearance of the dwelling.

4.5 **Neighbouring Amenity**

- 4.5.1 The principal window alteration would not detract from neighbour amenity. The proposed side windows would be obscure glazed, and one would replace an approved window

opening. I do not consider that they would contribute material impacts to privacy or a sense of overlooking.

4.6 **Conclusion**

- 4.6.1 For the reasons above, I consider that the proposed alterations would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme will be acceptable in planning terms.
- 4.6.2 The proposed changes to the scheme are not considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendments are **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: 26 September 2025	