

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00973/NMA	Installation of ground mounted solar panels in front garden (as non-material amendment to planning permission reference 24/00492/FPH granted on 06.06.2024).	The Barn Preston Road Gosmore Hitchin Hertfordshire SG4 7QS

Submitted Plan Nos

20/11/10B 20/11/11

1.0 Policies

2.0 **Site History**

- 2.1 24/00492/FPH - Installation of ground mounted solar panels in front garden – Approved 06/06/24.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached chalet bungalow with a pitched and flat roof in a rural location.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to planning permission 24/00492/FPH:
- ☐ Reduce the number of solar panels from 30 to 28.
 - ☐ Change the number of rows of panels from two to four.
 - ☐ Increase the width of the development.
 - ☐ Reduce the length and height of the development and panels.
 - ☐ Reduce the length of the screen hedge.

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 alterations are considered small as the works will appear similar to less noticeable than those originally approved. It's not considered that the alterations will be noticeable to neighbours due to screening on the site boundaries and the low height of the development.
- 4.3.3 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 would be acceptable in planning terms.

4.4 **Conclusion**

- 4.4.1 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: 1 May 2025	