

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02616/NMA	Reduction in width of single storey rear extension. Alterations to front elevation omitted from plans. (as Non-Material Amendment to planning permission reference 25/01942/FPH granted 24.09.2025)	2 Council Houses Hexton Road Lilley Luton Hertfordshire LU2 8LY

Submitted Plan Nos

25-4295-01B 25-4295-02B

2.0 **Site History**

- 2.1 **19/01535/NCS** Single storey rear extension following removal of existing conservatory with the following dimension: Length as measured from rear wall of original dwelling - 3.15 metres
- 2.2 **19/02070/FPH** Addition of balcony above existing single storey rear extension (as amended by plans received 17 October 2019) **CONDITIONAL PERMISSION**
- 2.3 **25/01942/FPH** Single storey rear extension following demolition of existing conservatory. Alterations to fenestration to existing ground floor front element (Amended plans received 20/08/2025) **Conditional Permission**

3.0 **Representations**

- 3.1 None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1 The application site is situated on the east side of Hexton Road and forms the mid dwelling in a terrace of properties that are of similar scale and character. The dwellings are set back from the highway and benefit from open farmland to the rear. It is noted that No1 Council Houses has a single storey rear extension and that No.3 Council Houses benefits from a two storey rear addition. There is a single storey barn block to the rear which is split between the three properties and results in a slightly off-set section of rear garden to serve the application property.

4.2 **Proposal**

- 4.2.1 Reduction in width of single storey rear extension. Alterations to front elevation omitted from plans. (as Non-Material Amendment to planning permission reference 25/01942/FPH granted 24.09.2025)

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 proposal is acceptable in planning terms.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 November 2025	