

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00679/NMA	Extension width to be increased by approx. 225 mm (as Non-Material Amendment to planning ref: 25/02848/FPH granted 18.12.2025)	10 Bedford Road Letchworth Garden City Hertfordshire SG6 4DJ

Submitted Plan Nos

LD793-P01B LD793-P02C LD793-P03C

1.0 Policies

2.0 **Site History**

2.1 25/02848/FPH - Two storey rear extension, replacement of all windows and doors and erection of detached garden store following demolition of existing rear element and detached garage.

Conditional Permission

3.0 **Representations**

3.1 None undertaken

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey, semi-detached dwelling situated on Bedford Road, Letchworth Garden City. The site benefits from a driveway, a garage and front and rear gardens.

4.2 **Proposal**

4.2.1 Extension width to be increased by approx. 225 mm (as Non-Material Amendment to planning ref: 25/02848/FPH granted 18.12.2025)

4.3 **Key Issues**

4.3.1 The increase in width would result in the extension matching the width of the existing dwelling rather than being slightly indented. The proposed extension granted permission under 25/02848/FPH is to the rear and while partially visible to the public realm, such a change is unlikely to be significantly noticeable.

4.3.2 For the reasons above I consider that the proposed alteration 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 NMA matters are acceptable.

5.0 **Recommendation**

5.1 That the proposed NMA be **GRANTED**

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 April 2026	