

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01002/NMA	Change from a single garage to a double garage and change of position (as non-material amendment to planning permission reference 24/00482/FP granted on 11.10.2024).	Munts Maiden Street Weston Hitchin Hertfordshire SG4 7AG

Submitted Plan Nos

050.00 005.01 PL-002 PL-005

2.0 **Site History**

2.1 **24/00482/FP** – Erection of one 4-bed detached dwelling with detached outbuilding.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is situated on the north side of Maiden Street. The site is located within the Weston Conservation Area and sits on a higher ground level than the highway or its neighbouring properties.

4.2 **Proposal**

4.2.1 The application proposes the following amendments to original planning permission 22/01771/FPH granted 18.8.2022:

- Proposed change from a single garage to a double garage. Change of position / orientation
- The proposed garage would be approx. 2.7m wider and 1m taller to ridge. The ridge would sit closer to the boundary than the approved scheme.

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 proposal would result material design alterations with the enlargement and relocation of the detached garage. The proposed alterations are considered material as they would materially affect the design of the scheme, and impact neighbour amenity.

4.3.3 For the reasons above I consider that the proposed alterations would materially alter the nature of the previously granted permission. Therefore the amended scheme would be not be considered a minor material amendment.

4.4 Conclusion

- 4.4.1 The proposed changes to the scheme are considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendment be **REFUSED**.

5.0 Recommendation

- 5.1 That the non-material amendment is **REFUSED**

1. The proposed changes to the scheme are considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendment be **REFUSED**.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 28 April 2026	