

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02834/NMA	Proposed entrance door canopy amendment (as non-material amendment to planning permission 24/00201/FPH granted on 14.05.2024).	12 Newmarket Road Royston Hertfordshire SG8 7DY

Submitted Plan Nos

2023/48/01B 2023/48/02D

1.0 Policies

2.0 **Site History**

- 2.1 24/00201/FPH - Two storey side extension and part two-storey part single storey rear extension following demolition of existing single storey side element. Raise roof height and replace existing roof covering, insertion of front and rear dormer windows and front and rear rooflights to facilitate conversion of loft space into habitable accommodation. Front open-sided entrance porch, alterations to existing fenestration arrangement including insertion of first floor side window and external rendering (as a resubmission of planning application reference 23/02391/FPH granted on 05.12.2023) (as amended by plans received on 13/02/2024 and 13/05/2024). Conditional Approval.

3.0 **Representations**

- 3.1 N/A.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 12 Newmarket Road lies on the north side of Newmarket Road and is set back from the road frontage in a predominantly residential area.

4.2 **Proposal**

- 4.2.1 The following amendments to the original planning permission 24/00201/FPH are as follows:
- **Re-design of front entrance porch canopy.**

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 proposed alterations to the scheme would nominally alter the character and appearance of the dwelling which is currently the subject of major works as per 24/00201/FPH. Whilst the proposed change from a pitched roof to a flat roof may be noticeable, I do not consider that this change in design would contribute material design harm to the dwelling or locality and I therefore consider that this would not be a material change to the approved scheme.

4.4 **Conclusion**

- 4.4.1 The proposed change to the scheme is not considered to be a 'material' alteration to the previously granted planning permission. It is therefore my view that the non-material amendment be **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: 18 December 2024	