

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00182/NMA	Alteration to door and window configuration (as non-material amendment to planning permission reference 23/02918/FP granted on 21.02.2024)	31a Ickleford Road Hitchin Hertfordshire SG5 1TR

Submitted Plan Nos

2801_001 2801_002 2801_003

1.0 Policies

2.0 **Site History**

- 2.1 23/02918/FP - Erection of timber shed following demolition of existing timber shed – Approved 21/02/24.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey semi-detached dwelling with a pitched roof.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to planning permission 23/02918/FP:
- ☐ Revision to the design and layout of the door and windows on the front of the shed.

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 altered fenestration will appear similar to that originally approved, and the shed will be on the same part of the site. It's not considered that the alterations will be noticeable to neighbours due to screening on the site boundary.
- 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: 12 March 2025	