

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02324/NMA	Increase width of the south elevation glazing on the extension from 3200 mm (approved plans 690-09) to 3800 mm (new plans BR38), including amending the glazing from 4 panels to 3 panels across. It is also proposed amend the glazing on the dining room from 4 panels (approved plans 690-08) to 2 panels (BR35). In addition, the overall number of roof lights on the extension (south elevation) will be reduced from 4 to 3. (as non-material amendment to planning permission 22/03262/FPH granted on 02.02.2023).	Glebe House Church Lane Reed Hertfordshire SG8 8AL

Submitted Plan Nos

BR-35 BR-38

1.0 Policies

2.0 Site History

- 2.1 **22/03262/FPH** - Part single storey part two storey rear extension to include hip to gable roof extension, single storey side extension and erection of detached single storey equipment/storage/outbuilding following removal of existing detached shed.

Conditional

Permission

3.0 Representations

- 3.1 None.

4.0 Planning Considerations

4.1 **Site and Surroundings**

- 4.1.1 The site is a large, detached property on the west side of Church Lane, Reed. The property is within the Conservation Area and the Rural Area beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 The following amendments to the original planning permission are proposed:

“Increase width of the south elevation glazing on the extension from 3200 mm (approved plans 690-09) to 3800 mm (new plans BR38), including amending the glazing from 4 panels to 3 panels across. It is also proposed amend the glazing on the dining room from 4 panels (approved plans 690-08) to 2 panels (BR35). In addition, the overall number of roof lights on the extension (south elevation) will be reduced from 4 to 3. (as non-material amendment to planning permission 22/03262/FPH granted on 02.02.2023).”

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 parent permission under ref: 22/03262/FPH approved several single/two storey extensions to the host dwelling. The proposed NMA looks to amend the fenestration details on the approved scheme, by increasing the width of glazing on the southern elevation by 6cm and amending the number of panels from 4 to 3. It also seeks to amend the dining room glazing from 4 panels to 2 panels. Lastly, the proposal would reduce the number of rooflights on the southern elevation of the extension from 4 to 3.

4.3.3 These proposed changes amount to very modest amendments individually and cumulatively, such that it is considered that they would constitute non-material amendments to the parent permission.

4.4 **Conclusion**

4.4.1 The proposed changes to the scheme are not considered to be a 'material' alteration to the previously granted planning permission. It is therefore considered that the non-material amendment is **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: 19 November 2024	