

2.0 **Site History**

- 2.1 20/02412/FP - Erection of 52 dwellings including open space, landscaping, local area for play, and associated highway works (as amended by plans received 09/03/23 and 30/08/23) – Approved 17.07.2025
- 2.2 19/00099/SO -Screening Opinion: Proposed residential development of between 40 and 70 dwellings – Environmental Impact Assessment not required 25/01/19.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is on the southern edge of St Ippolyts, a small village near the south of Hitchin. The north boundary of the site is adjacent to the boundaries of Nos. 7-53 and 81 Waterdell Lane, and the Parish Hall. Two dwellings are near the SE corner of the site, with one of these (St Ibbs Lodge) being a Grade II listed building. Agricultural land is predominantly to the east and west. A wooded area is to the south behind St Ibbs Lodge. Dwellings in Waterdell Lane adjoining and near to the site comprise a mixture of two storey semi-detached, terraced dwellings, and detached bungalows. A shop is a short distance north of the Parish Hall.
- 4.1.2 The majority of the site is in allocated Housing Site SI1. SI1, and parts of the site covering Waterdell Lane and London Road, are in the settlement boundary of St Ippolyts and Gosmore, which is a Category A village in the Local Plan. A rectangular western area of the site outside of SI1 is in the Green Belt, as is part of the site on London Road. Nine individual trees within the site have Tree Preservation Orders on them, with most of these trees near the boundary with Waterdell Lane dwellings (the remaining two TPO's are near the boundary with Half Handkerchief Lane).

4.2 **Proposal**

- 4.2.1 Planning approval was granted for the development of the site under 20/02412/FP allowing the erection of 52 dwellings including open space, landscaping, local area for play, and associated highway works (as amended by plans received 09/03/23 and 30/08/23).

The following amendments to the original planning permission are proposed:

“To amend the plots that will be provided as Part M Category 2 compliant (as non-material amendment to Planning Permission 20/02412/FP granted 17.07.2025)”

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 approved scheme.
- 4.3.2 The parent permission ref: 20/02412/FP was approved on 17th July 2025. The changes proposed under this NMA application are around the errors on the approved M4 Compliance Plan C00205-MCL-EX-XX-DR-A-P0007 Rev E. The drawing identifies

several units as Part M Category 2 compliant; however, for the reasons set out below, this is not achievable.

- 4.3.3 Plots 50, 51 and 52 (first-floor flats) Approved Document Part M states under the “Performance” heading for Category 2 dwellings that: “Within the curtilage of the dwelling, or of the building containing the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space and communal facilities intended for the occupants to use.” The only way to achieve step-free access to the first-floor flats would be through the provision of a lift. The approved layout of the flats does not allow sufficient space for a lift installation and, as such, these plots cannot achieve Part M Category 2 compliance.
- 4.3.4 Plots 6, 9 and 10 (detached houses with attached double garages) Approved Document Part M states within Section 2.23(a) that: “Access to all rooms and facilities within the entrance storey is step-free.” Due to the requirement for a step down between the dwelling and the attached garage floor level in line with building regulations (to achieve a fall on the garage floor), it is not possible for these plots to satisfy the step-free access requirements necessary for Part M Category 2 compliance.
- 4.3.5 To compensate for the loss of the six Part M Category 2 plots identified above, a further six plots have been amended to achieve Part M Category 2 compliance. The replacement plots are 11, 18, 24, 27, 28 and 31. These replacement plots comprise two different house types, of which no external changes are proposed. Although neither house type had previously been identified as Part M Category 2 compliant, both have internal layouts that meet the Category 2 requirements and have therefore been selected as suitable replacements. It should also be noted that the approved Part M Category 3 plots remain unchanged.
- 4.3.6 Given the only change to the proposal is that six dwellings are to be substituted for another six dwellings while maintaining the same number and standard of M4(2) homes and there are no external or internal design or layout changes, then this type of amendment can reasonably be considered as non-material. This proposed change would not significantly alter the overall appearance of the approved scheme in terms of layout or and therefore this is not considered to be a material change to the previously approved scheme.

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. A non-material amendment is **AGREED**.

5.0 Recommendation

- 5.1 That the non-material amendment is **AGREED**.