

DELEGATED FILE NOTE

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

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                     | APPLICATION SITE                                                                  |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| 24/01363/NMA             | Installation of No.1 additional battery unit to east elevation garage wall (as non-material amendment to planning permission reference 24/00094/FPH granted on 23.02.2024) (as amended by plan received 1st July 2024). | 43 Wilbury Road<br><br>Letchworth Garden City<br><br>Hertfordshire<br><br>SG6 4JW |

Submitted Plan Nos

43-GPP-150 03

1.0 Policies

## 2.0 **Site History**

- 2.1 **24/00094/FPH** - Installation of battery storage unit to wall inset beneath canopy to south elevation and installation of gate to east elevation.

### **Conditional Permission**

- 2.2 **24/00678/NMA** - Relocation of same battery unit to open wall of garage, east elevation (as non-material amendment to planning application 24/00094/FPH granted on 23.02.2024).

### **Agreed**

## 3.0 **Representations**

- 3.1 None.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

- 4.1.1 The site is a detached, two-storey dwelling located on the south side Wilbury Road, Letchworth. The property already has a number of rooflights, and solar panels inserted onto the existing roof slopes.

### 4.2 **Proposal**

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

**“Installation of No.1 additional battery unit to east elevation garage wall (as non-material amendment to planning permission reference 24/00094/FPH granted on 23.02.2024)”.**

### 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 main permission under ref: 24/00094/FPH approved the installation of a battery storage unit on the south elevation of the property. The subsequent NMA under ref: 24/00678/NMA approved the relocation of this unit to the eastern elevation of the garage. This application is seeking to add an additional battery unit next to the current unit in the same position on the eastern wall of the garage. In the context of very modest

nature of the current unit and the additional proposal, and the fact it will not be visible from public viewpoints, it is my considered view that this proposal would be non-material.

#### 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 my view that the non-material amendment is **AGREED**.

#### 5.0 **Recommendation**

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

|                                                                                                                                           |                                                                                                                                                     |
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| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Determining Officer</div> <div><b>Date:</b> 11 July 2024</div>                                                                       |                                                                                                                                                     |