

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01293/NMA	Reduce width of proposed front dormer and adjust window sizes accordingly (as non-material amendment to planning permission reference 22/01961/FPH granted on 28.09.2022).	30 Newlands Letchworth Garden City Hertfordshire SG6 2JE

Submitted Plan Nos

PL.006-G PL.007-J PL.008-J

1.0 Policies

2.0 **Site History**

- 2.1 22/01961/FPH - Part two storey, part single storey rear extension and single storey side extension. Installation of No.9 solar panels to existing side elevation roof and No.2 air conditioning units following demolition of existing conservatory and garage (as a resubmission of planning application 21/02053/FPH granted on 21.10.2021). – Conditional Permission

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached chalet bungalow off Newlands, Letchworth Garden City.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to planning permission 22/01961/FPH:

- ☐ Reduce width of front dormer window.
- ☐ Omission of windows to front dormer.
- ☐ Omission of window to side elevation.
- ☐ Omission of solar panel to side roof slope

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 proposal would seek to reduce the size of the dormer window, therefore reducing its visual impacts in design and amenity terms. I do not consider that this would cause material harm to the street scene or the appearance of the dwelling as viewed by the public. The omission of the windows to the dormer and side elevation are considered to improve the potential amenity impacts for neighbouring occupiers. The omitted solar panel would be obscured from view from neighbouring properties and would therefore not result in harm to visual amenity.
- 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: 5 June 2025	