

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01555/FPH	Single storey side and rear extensions with car port following removal of existing detached rear garage and shed.	76 Pondcroft Road Knebworth Hertfordshire SG3 6DE

Submitted Plan Nos

76CFTRD-P-A-001 76PCFTRD-P-B-002

1.0 Policies

1.0 **Relevant Policies**

National Planning Policy Framework 2026

Section 5 – Meeting the challenge of climate change

Section 14 – Achieving well-designed places

North Hertfordshire Draft Local Plan 2011-2031

Policy T2 – Parking

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

- 2.1 26/01554/LDCP - Insertion of L shaped rear dormer with Juliet balcony and 3 no. front roof lights to facilitate loft conversion to habitable space

Granted

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received

- 3.2 **Knebworth Parish Council** – Objection: Parking concerns.
Ward Councillors notified, no response.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey semi-detached dwelling situated on Pondcroft Road, Knebworth. The site benefits from a front and rear garden and parking to the rear including a garage.

4.2 **Proposal**

- 4.2.1 Single storey side and rear extensions with car port following removal of existing detached rear garage and shed.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.

- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 14 of the National Planning Policy Framework.
- 4.3.3 Following the demolition of the garage and existing rear elements, the proposed single storey side/rear extension would extend 3.5m from the existing two-storey rear wall with the canopy extending a further 0.95m and would extend no further than the existing side most wall. The flat roof height would be 3.0m. The proposed external materials are set to match existing bar the metal framed fenestration. The design includes 2no. rooflights. The proposal would be visible from the streetscene but set away from the highway.
- 4.3.4 In my view, the proposal is considered to be acceptable in design terms and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. The proposal is considered to comply with Policies D1 and D2 of the NHLP and Section 14 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.6 Regarding neighbour amenity, given the acceptable scale when compared to existing built form and the existing relationship between the dwellings, it is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.7 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 14 of the NPPF.

Highways and Parking:

- 4.3.8 The development does not include an increase in the number of bedrooms. The removal of the garage would reduce on-site parking provision. The site would retain 1no. parking space; so, would fail to comply with Policy T2 of the NHLP. The site is in a sustainable

location and on-street parking exists; therefore, failure to comply with Policy T2 would not be a strong enough reason for refusal.

Environmental Implications

- 4.3.9 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 September 2026	