

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02014/S73A	Variation of Condition 2 (Revised plans) of planning permission 22/01044/FPH granted on 22 July 2022 for single storey rear and side extensions. Raised roof height including insertion of rooflights to side roofslopes to facilitate loft conversion. Erection of detached double garage	10 Oakfields Avenue Knebworth Hertfordshire SG3 6NP

Submitted Plan Nos

Location plan 2020 / 21 / 01 E

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 22/01044/FPH - Single storey rear and side extensions. Raised roof height including insertion of rooflights to side roofslopes to facilitate loft conversion. Erection of detached double garage. – Conditional Permission
- 2.2 20/02894/FPH - Conversion of existing bungalow to a two storey dwelling involving raising and replacement roof incorporating roof lights, two storey rear extension incorporating Juliet Balcony, single storey side/rear extension, front porch and detached double garage following demolition of existing single storey side and rear elements. – Conditional Permission
- 2.3 81/00987/1 - Erection of single storey rear extension, two velux roof windows and detached garage. – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.

3.2 **Parish Council** – Objection. Reiterates objection to original planning permission:

“Oakfields Avenue's character is wide grass verges with properties set back from the road. The Avenue follows the Garden Village principles with an open aspect. The proposed detached garage is on the front boundary of the property well forward of the building line and will result in nearly 20% of the front garden being developed. There is a large detached garage shown set well back from the building line on the southern side of the property. Access alongside the property should be maintained. The application is contrary to NHDC Local Plan policy D2. The scale, bulk and height of this development, especially the detached garage, will have a negative impact on the street scene. The application is also contrary to the Knebworth Neighbourhood Plan Policy KBBE4, now in force, because it does not respect the local character and the Garden Village context..”

Councillor Paul Ward advised that there was not an intention to call this application into planning control committee.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site comprises a detached dwelling off Oakfields Avenue, Knebworth.

4.2 **Proposal**

4.2.1 This application seeks to vary Condition 2 of the previous planning permission 22/01044/FPH granted on 22 July 2022.

4.2.2 Condition 2 relates to the approved plans of the development. This application form and plans indicate that the following amendments are present on site:

1. Alterations to the window to the rear elevation of the extension to the dwelling, from a five-casement window with glazing bars and a central top hung fanlight, to a single glazed unit with no glazing bars.

4.3 **Key Issues**

4.3.1 The principle of the development has been established given the extant planning permission. Relevant material considerations relating to the current application are design and impact to neighbour amenity.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate 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 12 of the National Planning Policy Framework.

- 4.3.3 The sole alteration compared to the approved scheme is the alteration to the rear first floor window. The built form, materials of construction and scale of development remains consistent with the approved scheme. The alteration to the window is noted, but given its obscured nature to the rear, the altered window is not considered to be detrimental to local character and the street scene. Given the retention of the built form of the extensions, the development is considered to be acceptable. It is noted that the parish council have objected on design grounds, relating to the front outbuilding. Given that this building is existing, and was built under the parent permission, I see no reason to object in this instance to its design and siting. The ward councillor did not advise of a call-in for planning control committee, and therefore, delegated control remains.
- 4.3.4 The development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. Knebworth Neighbourhood Plan Policy KBBE4 is therefore complied with. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable to harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 It is noted that the new opening results in some sense of overlooking, owing to the increase in the glazed area following the removal of the glazing bars. I do not consider that this is significant or adverse, especially when compared to the potential vantage point created by the approved scheme. No neighbour representations were received.
- 4.3.7 Given the above, it is considered that the development results in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

4.4 **Conclusion**

- 4.4.1 The development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

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

1. 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.

2. The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 10 Oakfields Avenue.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties.

3. Notwithstanding its appearance on the proposed plans, the proposed cladding to the rear and principal gable ends shall be constructed from a Dark Ebony Stained Timber and shall be permanently retained in this condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of character and design.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 November 2025	