

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02098/FPH	Detached garage with workshop/store at first floor level following removal of existing garage	1 Nup End Farm Cottages Nup End Old Knebworth Knebworth Hertfordshire SG3 6QJ

Submitted Plan Nos

Location plan MMCW/NEFC/1 MMCW/NEFC/2 MMCW/NEFC/3

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SP5	Countryside and Green Belt
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment
HE1	Designated heritage assets

2.0 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

3.2 **Conservation Officer** – No objection

3.3 **Codicote Parish Council** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a semi-detached, two-storey dwelling situated on Nup End, Old Knebworth. The site benefits from a driveway, a garage and a front and rear garden. The application site resides within the Old Knebworth Conservation Area and the Green Belt. The dwelling is grade II listed.

4.2 **Proposal**

4.2.1 Detached garage with workshop/store at first floor level following removal of existing garage.

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.

Principle

4.3.2 The site is in the Green Belt. Policy SP5 of the Local Plan states that the Council will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated. The National Planning Policy Framework (NPPF) 2024 sets out exceptions to inappropriate development in the Green Belt in paragraph 154. Part c) of 154 states: *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.*

4.3.3 From looking at the planning history for this property, the “original building” has not already been substantially extended.

4.3.4 In the ruling of Warwick District Council v Secretary of State (Eyre J, 12 August 2022), it was stated that:

“I am satisfied that [154(c)] is not to be interpreted as being confined to physically attached structures but that an extension for the purposes of that provision can include structures which are physically detached from the building of which they are an extension.”

It is therefore considered that the proposed garage/workshop can be considered an extension to the dwellinghouse and thus contribute to part c) of 154 of the NPPF.

- 4.3.5 The total floorspace of the existing dwellinghouse and garage is approximately 163.3m². The total floorspace of the existing dwellinghouse and proposed garage/workshop is approximately 220.9m². This would result in a total floorspace increase of roughly 35.3%. In my opinion this percentage increase in floorspace would not result in the proposal being considered as inappropriate development in principle.

Design and Appearance:

- 4.3.6 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 12 of the National Planning Policy Framework.
- 4.3.7 The proposed detached garage/workshop would be 1.5 storeys measuring 6.0m in width and 8.0m in depth and would have a dual-pitched, half-hip roof form with an eaves height of 3.0m and a ridge height of 6.36m. The proposal includes a side elevation dormer window and 2no. first floor gable windows. The proposed external materials are low level brick to match the existing dwelling and black featheredged boarding for the walls, plain roof tiles to match the existing dwelling, uPVC wood effect black framed windows, sage green pedestrian door and roller shutter front and rear garage doors.
- 4.3.8 The proposal would result in an increased visual impact from the existing garage due to the scale and height; however, this would be mitigated by partial screening from vegetation. Additionally, it is considered that the proposal's sympathetic materials and roof design would be an improvement from the existing garage.
- 4.3.9 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.10 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.

4.3.11 Regarding no.2 Nup End, the adjoining neighbour, the proposed detached garage/workshop is sited at the rear of the plot, set sufficiently away from the dwelling house. It is not considered that the proposal would result in unacceptable harm upon no.2's living conditions as to be objectionable in terms of over dominance, shading or overlooking.

4.3.12 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Heritage Impact:

4.3.13 Per the conservation officer comments and a conclusion of No Objection, while the proposal would result in an impact on the conservation area due to the scale and height of the proposal, this would be considered less than substantial due to the proposal's siting and sympathetic material palette and screening from vegetation. The proposal is considered to cause less than substantial harm to the setting of the grade II listed building.

Highways and Parking:

4.3.14 The development does not include an increase in the number of bedrooms and maintains on-site parking provision; therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.15 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:

4.3.16 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.

Other Matters:

4.3.17 It is noted that some vegetation would likely be removed to make way for the proposal; however, the plans indicate that this would be minimal and sufficient vegetation would be retained for screening. None of the trees that would be affected are protected by a TPO.

4.4 Conclusion

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission be **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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 October 2025	