

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00285/FPH	Single storey rear extension and erection of detached garage following demolition of existing rear conservatory, detached garage and rear chimney.	19 St Martins Road Knebworth Hertfordshire SG3 6ER

Submitted Plan Nos

ODC - 25.02/01 ODC - 25.02/02 ODC - 25.02/03 ODC - 25.02/04 ODC - 25.02/05

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

Knebworth Neighbourhood Plan

Policies KBDS1, KBBE4

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached two storey dwelling with a pitched roof. Rear party boundaries are fences, walls and vegetation. The site is in a residential area comprised of detached dwellings.

4.2 **Proposal**

- 4.2.1 The erection of a single storey rear extension with a flat roof which would replace an existing conservatory, a new detached single garage with a pitched roof that would replace an existing garage, a new first floor rear window, and the demolition of a chimney.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, neighbour amenity, and parking.

Design

- 4.3.2 There are no objections to the demolition of the chimney and new first floor rear window. The extension is considered to be of a size, siting and design in keeping with the character and appearance of the host dwelling, and will have limited impacts on the dwelling and locality. The extension would be rendered which differs from the brick exterior of the dwelling, however it's not considered harmful as it will be a small addition to the rear.
- 4.3.3 There are no objections to the demolition of the existing garage. The new garage will be higher and larger than the existing, however the differences are not significant, and the new garage will continue to appear as a small domestic outbuilding. The design is acceptable, and it will have limited impacts on the locality as it will be sited away from the public highway. The design is acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.4 The new first floor rear window and removal of the chimney will not harm amenity. The rear extension will be set away from both boundaries, would not be of a significant size, and will be obscured by boundary vegetation etc. on both sides. The rear extension will not harm amenity.
- 4.3.5 The new garage will have a higher ridge but similar eaves and siting compared to the existing, with the ridge increase not considered to result in the garage appearing significantly larger to its closet neighbour No. 21. The garage will also be substantially obscured by a 2m high hedge on the boundary with No. 21, with the higher ridge not considered to appear overbearing or causing loss of light. There are no concerns relating to the use of the building. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.6 The site will have parking provision for at least two cars, and complies with minimum standards. The proposal complies with Policy T2 of the Local Plan.

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**.

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.

3. The external materials of the approved outbuilding shall be of a similar appearance to those of the existing dwelling.

Reason: In the interests of character and appearance. To comply with Policies D1 and D2 of the Local Plan.

4. The approved outbuilding shall be used for purposes incidental to those of the host dwelling No. 19 St Martins Road, Knebworth.

Reasons: In the interests of amenity. To comply with Policy D3 of the Local Plan.

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: 20 March 2025	