

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00208/FPH	Two storey rear extension with Juliet balcony, front porch and addition of pitched roof to existing garage and replace garage door with a window to facilitate conversion of garage into habitable accommodation following removal of existing porch. (renewal of previously approved planning permission 22/01469/FPH granted 26.07.2022)	80 London Road Knebworth Hertfordshire SG3 6HB

Submitted Plan Nos

2022032-SU-001 2022032-SU-002 2022032-BR-100 2022032-BR-101C 2022032-BR-102

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Relevant Site History**

- 2.1 22/01469/FPH - Two storey rear extension with Juliet balcony, front porch and addition of pitched roof to existing garage and replace garage door with a window to facilitate conversion of garage into habitable accommodation following removal of existing porch.
Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received
- 3.2 **Knebworth Parish Council** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a detached two-storey dwelling situated on London Road Knebworth.

4.2 **Proposal**

- 4.2.1 Two storey rear extension with Juliet balcony, front porch and addition of pitched roof to existing garage and replace garage door with a window to facilitate conversion of garage into habitable accommodation following removal of existing porch. (renewal of previously approved planning permission 22/01469/FPH granted 26.07.2022)

- 4.2.2 The only notable change from the previously approved planning permission is the roof form of the two-storey rear extension changing from hipped to a gable end.

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 12 of the National Planning Policy Framework.
- 4.3.3 The proposed two-storey rear extension would have a width of 5.5m, a depth of 3.7m and would have a dual-pitched gable end roof form with an eaves height of 5.3m and a peak height of 7.3m. The design includes 1no. rear elevation first-floor Juliette balcony, 1no. side elevation ground-floor bi-fold door and 1no. side elevation first-floor window serving a bathroom and conditioned to be obscure-glazed. The proposed external materials are set to match existing.
- 4.3.4 The proposed L-shaped front porch extension/garage conversion would have a maximum width of 6.1m, a maximum depth of 3.1m and would have a pitched roof with a front gable projection with an eaves height of 2.35m and a maximum height of 3.4m. The proposed external materials are set to match existing bar the front door and fenestration framing to be in grey uPVC.
- 4.3.5 The application dwelling sits notably setback from the highway and rear boundary. The current proposal is predominantly similar to that already granted permission under 22/01469/FPH.
- 4.3.6 The floor plans indicate a self-contained unit from the garage conversion given the combination of bedroom, kitchenette, WC and separate external door. This development is tantamount to an annexe and I find it prudent to condition the ancillary use of this development. The proposed garage conversion complies with Policy HS6 of the NHDC Local Plan. While this condition was not imposed on the permission granted under 22/01469/FPH, this permission pre-dates the formal adoption of the current Local Plan.

- 4.3.7 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:

- 4.3.8 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.
- 4.3.9 Regarding no.78 London Road, the southern neighbour, the proposed rear extension would be sufficiently offset from the shared boundary line. There are no proposed first-floor south side elevation windows. Given these factors, it is not considered that the proposal would result in unacceptable harm upon no.78's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.10 Regarding no.82 London Road, the northern neighbour, this dwelling is set away from their southern boundary with existing built form sited between them and the application dwelling. The proposed rear extension would be offset from the shared boundary line by over 1m. The proposed first-floor north side elevation window is conditioned to be obscure glazed. An increase in overlooking may occur from the Juliette balcony; however, this is unlikely to be materially more so than existing or that can be expected in an urban area. Given these factors, it is not considered that the proposal would result in unacceptable harm upon no.82's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.11 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.12 The proposal includes an increase in the number of bedrooms from 3no. to 5no. The application site would maintain parking provision above the minimum 2no. spaces; therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.13 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:

- 4.3.14 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.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

4. The window at first floor level on the south side elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

5. The proposed garage conversion hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse no.80 London Road.

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 and to comply with Policy HS6 of the North Hertfordshire Local Plan 2011 to 2031.

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: 7 May 2026	

