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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Andrew Hunter.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                  | APPLICATION SITE                                                     |
|--------------------------|------------------------------------------------------|----------------------------------------------------------------------|
| 25/01038/FP              | Single storey side extension to existing restaurant. | 129 London Road<br><br>Knebworth<br><br>Hertfordshire<br><br>SG3 6EX |

**Submitted Plan Nos**

25335\_PL01 25335\_PL02 25335\_PL03 25335\_PL04 25335\_PL05 25335\_PL06

**1.0     Policies**

D1                     Sustainable design

|        |                                |
|--------|--------------------------------|
| D3     | Protecting living conditions   |
| SECN12 | Achieving well-designed places |
| SP9    | Design and Sustainability      |

## **Knebworth Neighbourhood Plan**

Policies KBDS1, KBLE1, KBLE3, KBBE4

### **2.0 Relevant site history**

- 2.1 09/00769/1 - Single storey side extension to north west and south east elevations of existing kitchen and store. Extractor flue to rear – Approved 25/11/09.
- 2.2 06/00473/1HH - First floor front extension – Approved 30/06/06.
- 2.3 01/01560/1 - Single storey rear extension to provide kitchen and store to existing restaurant – Approved 10/12/01.
- 2.4 91/01178/1 - Single storey rear extension. Detached store to replace existing. New shopfront. (Amended plans received 12.12.1991) – Approved 09/01/92.

### **3.0 Representations**

- 3.1 **Parish Council** – No objections.

### **4.0 Planning Considerations**

#### **4.1 Site and Surroundings**

- 4.1.1 The site is a 2 storey building with a pitched roof, used as a restaurant (Use Class E). The site is in central Knebworth where the character is commercial.

#### **4.2 Proposal**

- 4.2.1 A single storey side extension with a flat roof, which would provide a utility area for the restaurant.

#### 4.3 **Key Issues**

- 4.3.1 The key material considerations are design, and impacts on residential amenity.

##### Design

- 4.3.2 The extension is considered to be of a size and design in keeping with the character and appearance of the host building, and it will not harm the wider locality due to its rear location and limited visibility. The design is acceptable. The proposal complies with Policy D1 of the Local Plan, and Section 12 of the NPPF.

##### Neighbour amenity

- 4.3.3 The extension would be small in size and height, set away from the boundaries of the closest properties to the NW, and will also be obscured by trees and vegetation, therefore it will not appear overbearing or cause loss of light. The use of the extension as a utility room would not be considered to result in materially greater impacts than the existing restaurant. Impacts on amenity are acceptable, and complies with Policy D3 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.

### Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

### 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.

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| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 3 June 2025</div>                                                                               |                                                                                                                                                     |