

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00209/FPH	Two storey side extension, single storey rear extension with lantern skylights, and installation of front porch canopy. Replacement pitched roof over existing attached garage. Alterations to fenestration and hardscaping works.	31 Stevenage Road Knebworth Hertfordshire SG3 6NN

Submitted Plan Nos

436_PL01 436_PL02 436_PL03 436_PL04 436_PL05 436_PL06 436_PL07 436_PL08 436_PL09

1.0 Policies

SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

SP9	Design and Sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 **Site History**

2.1 25/01250/FPH: Two storey side and part single storey rear extensions including first floor rear terrace area with glass balustrade, single storey side extension and front porch canopy following demolition of existing double garage. Alterations to fenestration. Conditional Permission.

2.2 94/00375/1HH: Single storey rear extension. Decided.

2.3 79/00949/1: Erection of front entrance porch. Conditional Permission.

3.0 **Representations**

3.1 **Neighbour Consultation** – No comments received at time of writing report.

3.2 **Knebworth Parish Council** – No comments received at time of writing report.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two storey, detached dwelling situated on Stevenage Road, Knebworth. The site benefits from a front drive and parking area, as well as a rear garden. The arrangement of the plot allows for a separation gap between the dwelling and neighbouring dwelling to the south east, no.29 Stevenage Road. Examples of two-storey side extensions are visible along Stevenage Road.

4.1.2 The site is within the Knebworth settlement boundary, where development is supported in principle.

4.2 **Proposal**

4.2.1 Two storey side extension, single storey rear extension with lantern skylights, and installation of front porch canopy. Replacement pitched roof over existing attached garage. Alterations to fenestration and hardscaping works.

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;
- Highways and parking matters;
- The impact of the proposed development on the environment.

Design

4.3.2 Policies D1 and D2 of the NHLP, as well as Policy KBBE4 of the Knebworth Neighbourhood Plan (KNP), require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with paragraph 135 of the NPPF.

- 4.3.3 The proposed two storey element of the extension would extend beyond the south east (side) elevation by 3.9m. The depth of the proposal would match the depth of the host dwelling. The front eaves, at 4.1m, would match the eaves height of the existing west proportion of the dwelling. A flat roof front dormer window is proposed at first floor level, and would be sited centrally. The scale and siting of the two storey element would provide visual balance to the existing principal elevation and would respect the existing fenestration hierarchy and use of materials. Furthermore, the extension would maintain a separation gap between the site and no.29 for continuity in the street scene. The two storey element is therefore acceptable in design terms.
- 4.3.4 The single storey element of the extension would span the rear of the dwelling, inclusive of the proposed two storey element. The single storey element would be constructed in an L-style shape, with the east section being shallow in depth, before increasing in scale towards the west. Bar the skylights, the proposed single storey element would largely mimic the existing rear single storey extension in proportions and materials. Combined with the proposed two storey element, the proposed extensions are considered to be sympathetic to the host dwelling and the character of the locality.
- 4.3.5 The application also proposes to introduce a dual-pitched roof to the attached garage to replace the existing flat roof, as well as a dual-pitched front porch canopy. Both the proposed garage roof and the front porch canopy would be of an appropriate scale assimilate well with the existing character of the dwelling.
- 4.3.6 The proposal therefore accords with Policies D1 and D2 of the Local Plan, KBBE4 of the KNP, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.8 No windows are proposed to the side elevation of the proposed two-storey element which faces no.29 Stevenage Road. Views from the proposed ground floor windows of both the two storey and single storey element would be obscured by the existing boundary fencing. Therefore, there would be no adverse overlooking impacts as a result of the proposal.
- 4.3.9 While the proposed extensions would bring development closer to the south east boundary, an adequate separation gap between the site and no.29 Stevenage Road would remain. It is therefore considered that the proposal would not be objectionable on overshadowing or overbearing impacts.

4.3.10 On account of the nature and minor scale of the proposed garage roof replacement and porch canopy, these elements would not impact the amenity of neighbouring residences.

4.3.11 Overall, the proposal would not cause unacceptable harm to the amenity of neighbouring residences and therefore complies with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking

4.3.12 The proposal would not neither increase the no. of bedrooms, nor alter the existing access or parking arrangements. The proposal therefore complies with Policy T2 of the NHLP.

Environmental Implications

4.3.13 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design', with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

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 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 March 2026	