

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00341/FPH	Single storey rear extension following demolition of existing conservatory. Insertion of front and rear ground floor window following removal of existing garage doors and roller shutter to facilitate conversion of garage into habitable accommodation.	31 Gun Road Gardens Knebworth Hertfordshire SG3 6ED

Submitted Plan Nos

21089-S001 21089-P001

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 94/00912/1HH - Single storey front, part single storey rear and 2 storey side extensions incorporating double garage.

Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation:** One received – neutral – 29 Gun Road Gardens (adjoining neighbour).

- Stated 'no objection'.

- 3.2 **Knebworth Parish Council:** None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey semi-detached dwelling located on Gun Road Garden, Knebworth. The application site benefits from a driveway, a garage and a rear garden.

4.2 **Proposal**

- 4.2.1 Single storey rear extension following demolition of existing conservatory. Insertion of front and rear ground floor window following removal of existing garage doors and roller shutter to facilitate conversion of garage into habitable accommodation.

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 to incorporate 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 rear extension would have a width of 7.3m to run along the shared boundary line, a full depth of 6.15m, extending 2.3m from the existing rear most wall and 4.6m from the adjacent adjoining neighbour's wall and a flat roof with a height of 2.95m. The depth of 4.6m from the neighbouring wall is mitigated by a height under 3.0m. The proposed external materials are set to match existing bar the flat roof.
- 4.3.4 The proposed garage conversion would see the garage doors replaced with 1no. new window with the remaining opening filled in and finished with white smooth render to match existing
- 4.3.5 The proposed development, in my view, is sympathetic to the existing dwelling in terms of scale, form and materials. As such, the proposed development complies with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 Regarding neighbour amenity, the proposal would add new built form closer to and deeper along the shared boundary line with the adjoining neighbour which would result in a level of additional harm from bulk; however, given the height of 2.95m, the fact that it is only 2.3m deeper than existing and the no objection from said neighbour, it is not considered that the proposal would result in an unacceptable level of harm, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.8 Therefore, the proposed development complies with Policy D3 of the NHLP.

Highways and Parking:

- 4.3.9 The development does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, no parking concerns would arise from this proposal.

Environmental Implications

- 4.3.10 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:

- 4.3.11 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.

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: 1 April 2026	