

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02255/FPH	Two storey rear extension following demolition of existing conservatory and insertion of rooflight to existing front roofslope. Single storey rear extension to existing detached garage to facilitate partial conversion into home office. Front infill extension.	18 Oakfields Avenue Knebworth Hertfordshire SG3 6NP

Submitted Plan Nos

Location Plan Existing Elevations Existing Ground and First Floor Plans Proposed Elevations Proposed Ground and First Floor Plans Proposed Site Plan

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 **Site History**

- 2.1 08/00641/1HH - Detached single garage and store following demolition of existing single garage and store.

Conditional Permission

- 2.2 88/00888/1 - Erection of two storey front and rear extensions, together with formation of first floor living accommodation, new roof and rear conservatory.

Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour consultations** – 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 detached, two-storey dwelling situated on Oakfields Avenue, Knebworth. The site benefits from a driveway, a garage and front and rear garden.

4.2 **Proposal**

- 4.2.1 Two storey rear extension following demolition of existing conservatory and insertion of rooflight to existing front roofslope. Single storey rear extension to existing detached garage to facilitate partial conversion into home office. Front infill extension.

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

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. 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 two-storey rear extension would have a width of 6.97m, a depth of 4.5m and have a dual-pitched, gable end roof with an eaves height of 3.5m and a peak of 3.5m. The design includes 3no. side elevation rooflights all at a minimum of 1.7m above floor level. The proposed external materials are all set to match existing. The proposed extension would be offset from the western boundary line by 1.3m and from the eastern boundary line by 6.5m.
- 4.3.4 The proposed infill front porch would extend no further than the existing walls and the proposed external materials are set to match existing. The design includes steps at 0.2m in height. The proposal includes 1no. front elevation rooflight. The proposal is well screened by vegetation along the front boundary.
- 4.3.5 The proposed single storey rear extension to the existing detached garage would have a depth of 2.0m and match the existing width, roof height and roof form. The proposed external materials are set to match existing.
- 4.3.6 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 Neighbours

- 4.3.7 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.
- 4.3.8 Regarding no.20 Oakfields Avenue, the western neighbour, the proposed two-storey rear extension is set sufficiently away from the shared boundary line and the main dwelling, has appropriate massing and is partially screened by existing built form. The side elevation rooflights are all at a minimum of 1.7m above floor level to mitigate overlooking. Therefore, it is not considered that the proposal would result in unacceptable harm upon the no.20's living conditions, as to be objectionable, in terms of over dominance, shading or overlooking.
- 4.3.9 Regarding no.16 Oakfields Avenue, the eastern neighbour, the proposed two-storey rear extension is set sufficiently away from the shared boundary line, has appropriate massing and is partially screened by existing built form. The side elevation rooflights are

all at a minimum of 1.7m above floor level to mitigate overlooking. The proposed rear extension to the existing garage is modest at 2.0m and does not include an increase in height. Therefore, it is not considered that the proposal would result in unacceptable harm upon the no.16's living conditions, as to be objectionable, in terms of over dominance, shading or overlooking.

- 4.3.10 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.11 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.12 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.13 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.

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.

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 November 2025	