

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01625/FPH	Enlargement of existing front dormer windows and insertion of 2 no. front rooflights. Insertion of rear box dormer with 2 no. Juliette balconies. Replacement flat roof above existing rear element and demolition of existing conservatory. Front porch extension and alterations to fenestration.	27 Lytton Fields Knebworth Hertfordshire SG3 6BA

Submitted Plan Nos

6178-ORD-1 6178-ORD-2A 6178-E01B 6178-P01C

1.0 Policies

T2	Parking
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN14	Achieving well-designed places
NP5	Knebworth NP

2.0 **Site History**

- 2.1 25/03244/FPH - Replacement raised roof including 2.no front dormer windows, 2.no front rooflights windows and 1.no rear dormer window. Single storey rear extension following removal of existing conservatory. Alterations to fenestration including insertion of garage door on front elevation – Conditional Permission
- 2.1.1 26/01483/NMA - No raising of roof required, flat roof dormers (as existing design), Juliette balconies to rear dormer, extension of porch roof and no single storey rear extension as non-material amendment to planning permission reference 25/03244/FPH granted on 12.02.2026). – Refused
- 2.2 03/00054/1HH - Single storey rear extension and rear conservatory. Addition of front entrance porch. Front and rear dormer windows to facilitate loft conversion and pitched roof to existing single storey side extension (as amended by drawings received 7th May 2003) – Conditional Permission

3.0 **Representations**

- 3.1 Neighbour Representations – None Received.
- 3.2 Parish Council – None Received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 27 comprises a detached chalet bungalow off Lytton Fields, Knebworth. It is noted that the site benefits from an extant permission for the raising of the roof ridge and for other enlargements including dormer windows and a full width single storey rear extension.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

Enlargement of existing front dormer windows and insertion of 2 no. front rooflights. Insertion of rear box dormer with 2 no. Juliette balconies. Replacement flat roof above existing rear element and demolition of existing conservatory. Front porch extension and alterations to fenestration.

4.3 **Key Issues**

- 4.3.1 **Principle:** Within the settlement boundary of Knebworth and would comprise an alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan.
- 4.3.2 **Design:** The proposed built form and materials would be similar to the existing dwelling and would result in a smaller form of development to the extant scheme. It would therefore result in minimal to no detrimental impacts upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan and Policy KBBE4 of the Knebworth Neighbourhood Plan.
- 4.3.3 **Impact on the street scene:** The works would be visible within the street scene but would retain the existing character of the dwelling. They would also be smaller in scale when compared to the extant scheme, mitigating total height impacts and the width of the single storey rear extension. Nearby dwellings would also complement the proposed development. It is therefore considered that there would be no impact to the street scene.
- 4.3.4 **Impact on neighbours:** The proposal would not project significantly beyond the existing rear elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to extant scheme and the existing dwelling which already has front and rear dormer windows. Whilst more glazing is proposed on the rear elevation, unacceptable privacy concerns are not considered to arise. The development would incorporate a predominantly smaller scale than extant, and whilst concluded as being acceptable, would provide some improvement to the extant scheme. Complies with Policy D3 of the Local Plan.
- 4.3.5 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.
- 4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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: 4 September 2026	