

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02927/FPH	Raise existing roof ridge height to create two storey dwelling and single storey rear extension. Side extension to link main dwelling to garage and replace existing flat garage roof with pitched roof. Application of render, new front porch, alterations to openings	35 Stevenage Road Knebworth Hertfordshire SG3 6NN

Submitted Plan Nos

D2430 001 D2430 002 D2430 003 D2430 004 D2430 005 D2430 006 D2430 007

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

Knebworth Neighbourhood Plan

Policies KBDS1, KBBE4

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached bungalow with a pitched roof, on higher ground than nearby Stevenage Road. Rear party boundaries are 1.5-1.8m high fences. The site is in a residential area comprised of detached dwellings.

4.2 **Proposal**

- 4.2.1 The addition of a first floor and two storey side extension to the bungalow to change it to a fully two storey dwelling, which would have a hipped pitched roof. The works would also include a single storey rear and side extension with a pitched and flat roof. The external materials would be changed, with the most notable alteration being new render on the elevations. There would be new and altered openings and a new front door porch canopy. The proposal would result in the dwelling having a more contemporary design and appearance. The number of bedrooms would be increased from three to four.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, neighbour amenity, and parking.

Design

- 4.3.2 The proposal is essentially changing the existing bungalow to a large two storey dwelling. This part of Knebworth includes similarly large dwellings, therefore the proposed size, scale and height of the extended dwelling are not considered excessive and would be in keeping with the character and appearance of this part of the locality.
- 4.3.3 The footprint and floor space would be increased, however it's not considered that the extended dwelling would be cramped in the site as its first floor would be set in clearly from the boundaries, and its side garage would also be set in from the boundary, therefore the dwelling is acceptable in this respect.
- 4.3.4 The altered dwelling would be largely rendered on most of its external walls, which would contrast with its existing red brick exterior. The use of render is not uncommon on nearby dwellings, including neighbour No. 33, and No. 72 opposite, therefore this is acceptable. The overall more contemporary design and appearance is considered acceptable as dwellings in this part of Stevenage Road are of a mix of designs, materials and ages. The design is acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, Section 12 of the NPPF, and the Neighbourhood Plan.

Neighbour amenity

- 4.3.5 The proposed extensions are large, however as the site is wide, the resulting dwelling will be set away from the boundaries, the siting will remain where the present bungalow is, and both neighbouring dwellings are also set away from the site boundaries where their main habitable rooms and private gardens won't be affected, it's not considered that the proposed dwelling will appear overbearing or cause loss of light.
- 4.3.6 A first floor side window is proposed facing No. 33, which could cause loss of privacy. This window would serve a bathroom, and can be required to be obscure glazed by condition. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.7 The number of bedrooms will be increased from three to four. Parking provision for at least two spaces will remain in the site, which complies with parking standards and is acceptable. The proposal complies with Policy T2 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.

3. The first floor south elevation side window facing towards No. 33 Stevenage Road shall be obscure glazed.

Reason: In the interests of privacy and amenity. To comply with Policy D3 of the Local Plan.

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: 5 March 2025	