

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
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.	31 Stevenage Road Knebworth Hertfordshire SG3 6NN

Submitted Plan Nos

400_PL01 A 400_PL02_ 400_PL03 400_PL04 400_PL05A 400_PL06 400_PL07 A 400_PL08_ 400_PL09

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

SECN12 Achieving well-designed places

SP2 Settlement Hierarchy and Spatial Distrib

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Knebworth Parish Council: 'No objections'

3.2 Site Notice / Adjacent occupiers: No responses

3.3 NHDC Ecologist : Query whether trees at front and side of house have been removed. It is confirmed that mature trees have been removed.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Detached property located on the west side of Stevenage Road. Site is within the Knebworth settlement boundary.

4.2 **Proposal**

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.

Matching materials will be used as stated on the submitted drawings.

4.3 **Key Issues**

4.3.1 Design and layout / impact on the character of the area

4.3.2 No. 31 is modest sized 4 bedroom property set in a large plot. It has a flat roofed side and rear extensions and a garage that is not particularly sympathetic to the design and appearance of the dwelling.

4.3.3 The proposed extensions would replace the side garage with a two storey side extension that would have a gable and hipped roof to match the existing property. The proposed

side garage would be modest and would have a part pitched roof masking the crown roof. It is considered that the cumulative extensions are not overly large given the demolitions and size of the plot. The design is sympathetic and the scale, proportions and external materials all in keeping with the main dwelling.

4.3.4 The side extensions would be set off both side boundaries preserving existing boundary landscaping and the generous gaps between both adjacent properties would be largely maintained. The house is set well back from the highway boundary and the development would not therefore feel obtrusive in the street scene.

4.3.5 Altogether it is considered that the development is of an acceptable, sympathetic design that would not be harmful to the character and appearance of the street scene. The development would therefore comply with Policies SP9, D1 and D2 of the Local Plan.

4.3.6 Impact on neighbours

4.3.7 Both adjacent neighbours are located several metres away from the nearest part of the extensions which do not project to the rear of the property but partly infill what are substantial gaps at the side of the property. Consequently there would be no overbearing impact or loss of light to either adjacent dwelling. Obscure glazing is to be used on side facing new windows to protect privacy. The proposals would not adversely impact adjacent occupiers and therefore complies with Policy D3 of the Local Plan.

4.3.8 Parking

4.3.9 At least two parking spaces would be provided in addition to the proposed garage sufficient to meet the needs of the extended dwelling.

4.3.10 Climate change / BNG

4.3.11 The householder application is BNG exempt. By reason of its small scale and acceptable design the proposed development is unlikely to have any significant 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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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: 21 July 2025	

