

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01590/FPH	Erection of single storey detached outbuilding for recreation use following demolition of existing detached outbuilding.	68 Stevenage Road Knebworth Hertfordshire SG3 6NN

Submitted Plan Nos

Location Plan Proposed Block Plan 100-2075-2026A

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

NP5 Knebworth NP

2.0 **Site History**

2.1 16/00081/1HH - Two and single storey rear extension with three rear rooflights, one first floor window to side (north west) elevation and single storey side extension with three rooflights following demolition of existing conservatory. Raise eaves and roof extension to side (south east) elevation and insertion of two front rooflights and one rear rooflight to facilitate loft conversion. Front porch. – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Knebworth Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 68 comprises a detached two storey dwelling to the east of Stevenage Road, Knebworth.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Erection of single storey detached outbuilding for recreation use. Works would follow the demolition of the existing outbuilding.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 outbuilding would be single storey in height and would be set to the rear boundary of the site. It would incorporate a flat roof, with anthracite UPVC folding doors and a single door to its principal elevation. External materials are proposed to be timber stained cladding. The internal layout, as shown on the proposed floor plan, would incorporate a gym, TV room, a bathroom and a storage area. The outbuilding would be large in size, with a footprint similar to the host dwelling. It is acknowledged that the plot would predominantly remain undeveloped, and would also be neighboured by another large outbuilding, notably at No. 66. Given its location, with no separate access, the clear relationship with the main dwelling, the siting and scale of the outbuilding would be acceptable. The demolition of the existing outbuilding is not considered to be harmful to local character and it is not considered to make a significant contribution to the area. It is considered to be prudent to restrict the use of the outbuilding by condition to ensure it is not used as a separate dwelling. This would comply with Policy KBBE4 of the Knebworth Neighbourhood Plan. The host dwelling sits within Character Area 1 of Policy KBEF4 of the Knebworth Neighbourhood Plan. The building would be within the rear garden, and would therefore not disrupt important views of the dwelling(s) from and within Stevenage Road. The proportions of the garden result in the outbuilding not detracting from the open and green nature of these plots. This policy would therefore be complied with.

- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The proposed outbuilding would be single storey in height and set to the rear boundary of the site. For the adjoining neighbours, No. 66 and 70 Stevenage Road, the building is not considered to dominate or overshadow the windows serving these properties. Its single storey height would mitigate overlooking or losses of privacy towards neighbouring properties. With regards No. 2 Badger Close, to the rear, this neighbour presents its side elevation onto the rear boundary of the application site, and the proposed outbuilding would sit immediately adjacent to the rear patio area of this property. It is considered that the approximately 2.6m height of the rear eaves of the building would suitably mitigate the dominance and light loss impacts for this patio. Furthermore, it is noted that this neighbour benefits from a large hedge on the boundary, providing some degree of mitigation. This would suitably overcome concerns with regards the proximity of the building to this patio area.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no 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:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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 outbuilding hereby permitted shall only be used for purposes ancillary to the residential use of the dwellinghouse known as 68 Stevenage Road, Knebworth.

Reason: To avoid an inadequate standard of amenity for both the host dwelling and neighbouring properties and to comply with Policies HS6 and D3 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: 12 August 2026	