

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02630/FPH	Single store rear extension following demolition of existing rear extension. Rear box dormer and 3 front roof lights to facilitate conversion of loft into habitable accommodation.	9 Watton Road Knebworth Hertfordshire SG3 6AH

Submitted Plan Nos

AT1266-10 AT1266-11 AT1266-12 AT1266-13 AT1266-14 AT1266-15

1.0 Policies

2.0 **Site History**

2.1 Extensive site history.

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. 9 comprises a semi-detached two storey dwelling off Watton Road, Knebworth.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- Single store rear extension following demolition of existing rear extension.
- Rear box dormer and 3 front roof lights to facilitate conversion of loft into habitable accommodation.

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement the Hitchin settlement boundary, modest 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, minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. The scale is relatively substantial, however, given the large plot size I do not consider that this would be overdevelopment. The dormer window would reflect nearby properties along Watton Road. The rooflights modestly alter the appearance of the dwelling and would be similar to other rooflights to the neighbouring dwelling. Complies generally with Policy D1 of the Local Plan. Considered to comply with Policy KBBE4 of the Knebworth Neighbourhood Plan due to its sympathetic appearance and nature.

4.3.3 **Impact on the street scene:** The extension works are to the rear of the dwelling and would therefore be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. Alterations to create the rooflights and dormer windows would not detract from local vernacular. It is therefore considered that there would be no impact to street scene.

4.3.4 **Impact on neighbours:** None. Would not project significantly beyond the existing rear elevation of the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. No objections were received. 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.

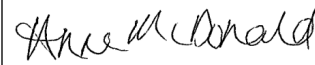
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 January 2026	