

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00826/FPH	Erection of a wooden shed in front garden.	18 Stevenage Road Knebworth Hertfordshire SG3 6AW

Submitted Plan Nos

1b Location Plan 1a 2 3 4 5 6

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T1 Assessment of transport matters

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 20/01628/FPH - Single storey rear extension and modifications to existing ground floor windows following demolition of existing rear conservatory – Conditional Permission

2.1.1 20/02489/NMA - Modification to windows on street elevation, modification to doors on rear elevation (an nonmaterial amendment to planning permission reference 20/01628/FPH granted on 26.08.2020) - Agreed

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Parish Council** – *“The Parish Council observed no objections to the application; they did however wish for it to be noted that this property falls into Character area 2 within Section 8.5 of our Neighbourhood Plan under Policy KBEF4 Important Views and Character Areas.*

The Parish Council requested that the applicant be asked to carry out an assessment of the impact of development on the important views and character area."

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 18 comprises a detached two storey dwelling off Stevenage Road, Knebworth.

4.2 **Proposal**

4.2.1 Planning Permission is sought for the erection of a wooden shed to the front garden/driveway area.

4.3 **Key Issues**

4.3.1 Principle: Within settlement boundary, proposal to introduce an outbuilding to the curtilage of an existing dwelling. Complies with Policy SP2 of the Local Plan.

4.3.2 Design: The proposed built form and materials of construction would be tantamount to a garage with an integrated store. It would be to the front of the dwelling. I consider that the structure would achieve a suitable level of subservience and would be visually subordinate. The character and appearance of the structure would be similar to other structures within the district and surrounding area. 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 introduce a structure forward of the dwelling. The grain of development along Stevenage Road is considered to support the development owing to the presence of similar structures nearby to the principal boundaries. The site is within Character Area 1 as defined by Policy KBEF4 of the Knebworth Neighbourhood Plan. The applicant has provided photos to present an impact assessment to the Local Planning Authority. Whilst the Parish Council have asked for further details, I consider that the plans together with these photos provide a sufficient assessment of visual impacts to the locality. I do not consider that visual harm would arise for the 'Picton Houses' and therefore do not consider that a conflict would arise with Policies KBEF4 and KBBE4 of the Knebworth NP. Conflict is not considered to arise with Policy D1 of the Local Plan.

4.3.4 Impact on neighbours: Forward of the principal elevation of both neighbouring dwellings. Some visual impacts may arise, however, given the single storey height of the structure I do not consider that harm would be significant. The use of the garage is not considered to allow for vantage points into neighbouring dwellings. Privacy issues are not considered to arise. No neighbour objections were received. Complies with Policy D3 of the Local Plan.

4.3.5 Parking: 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 building hereby permitted shall only be finished in a painted black timber and green sand roofing felt as stated on the application form and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

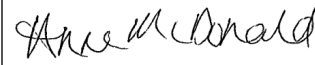
Reason: To ensure that the building is in-keeping with the host property and to protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

4. The approved outbuilding shall be used for purposes incidental to those of the host dwelling No. 18 Stevenage Road, Knebworth.

Reasons: In the interests of 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: 3 June 2025	