

PLANNING STATEMENT

**17 St Martin's Road,
Knebworth, SG3 6ER**

**Single storey side/rear
extension together with
new gable roof to
replace flat roof over
front bay window**

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AJM PLANNING

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1. Introduction

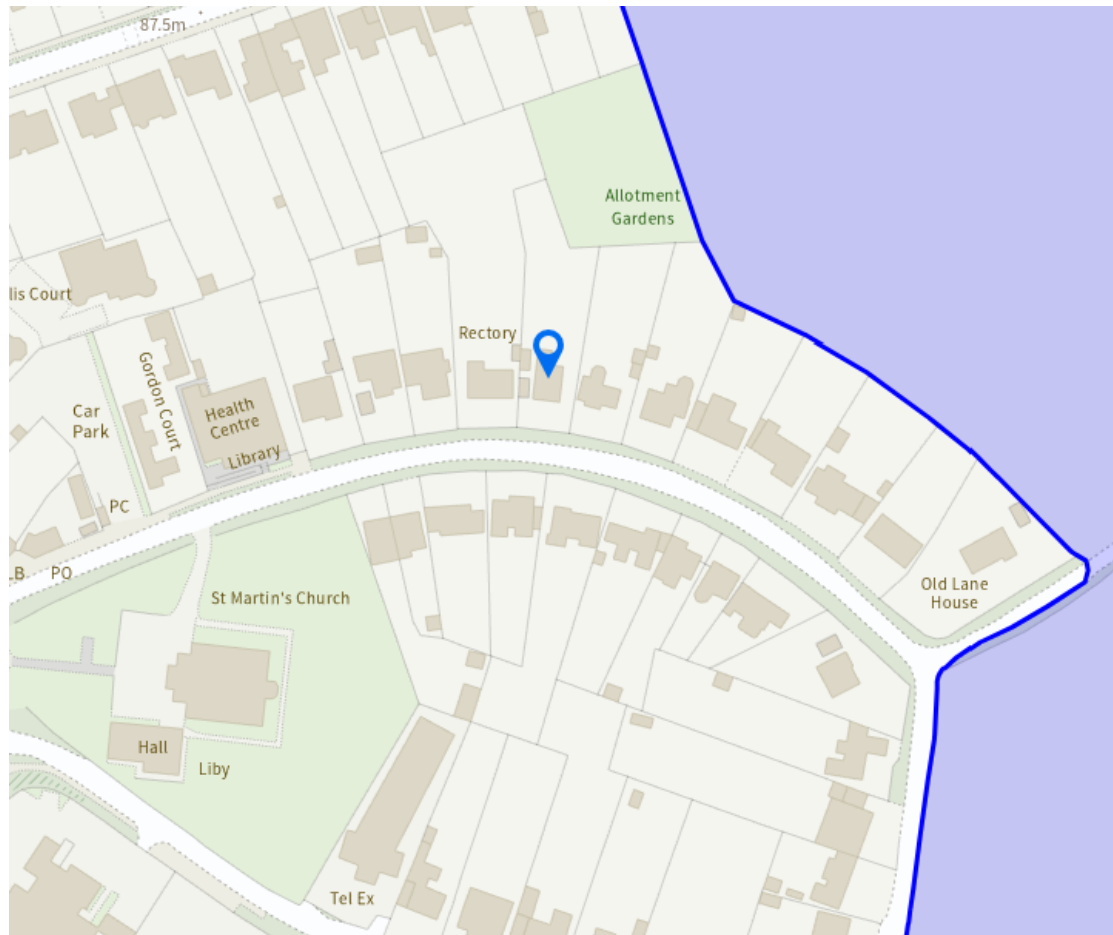
- 1.1 This Planning, Design and Access Statement is prepared in support of a planning application for a single storey side/rear extension and a new gable roof replacing a flat roof to the existing front bay window.



- 1.2 In reaching its decision, the Council should have regard to this statement together, the application forms and all submitted drawings.

2. Local Plan Designations

- 2.1 The property is located within the urban area of Knebworth and not subject to any other special designation within the adopted Local Plan.

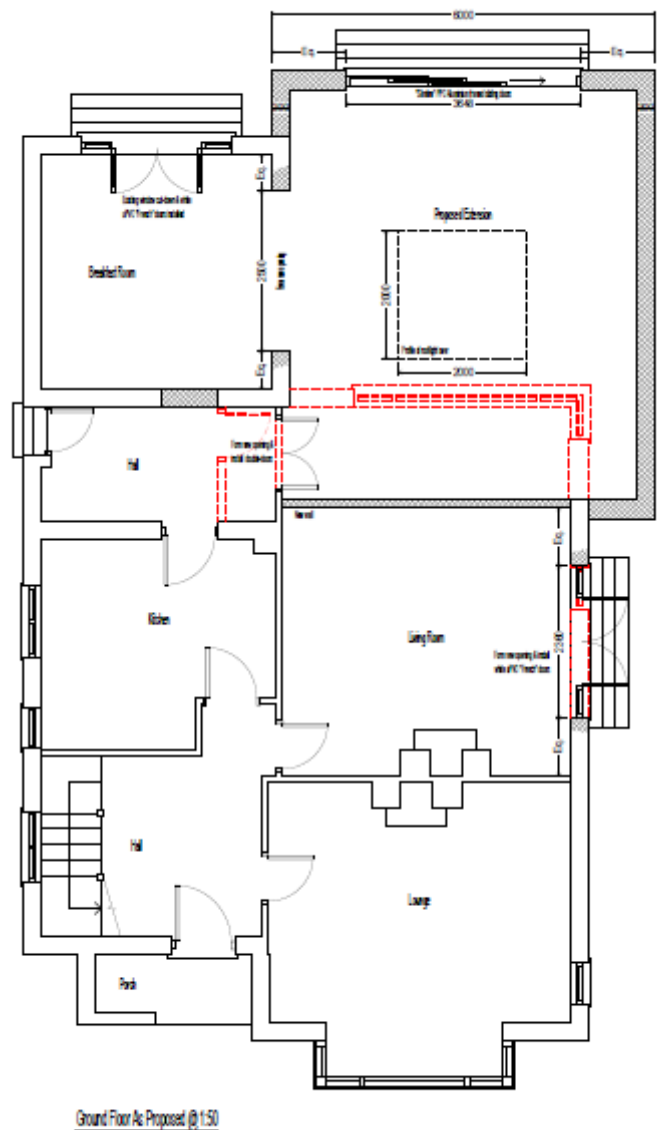


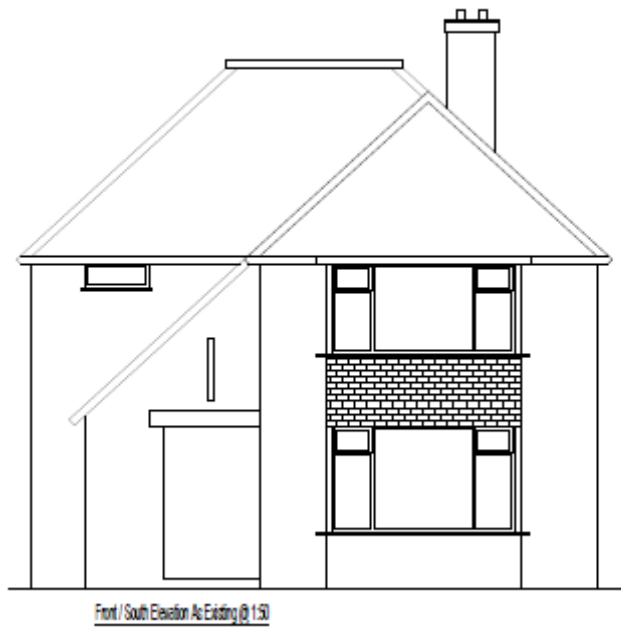
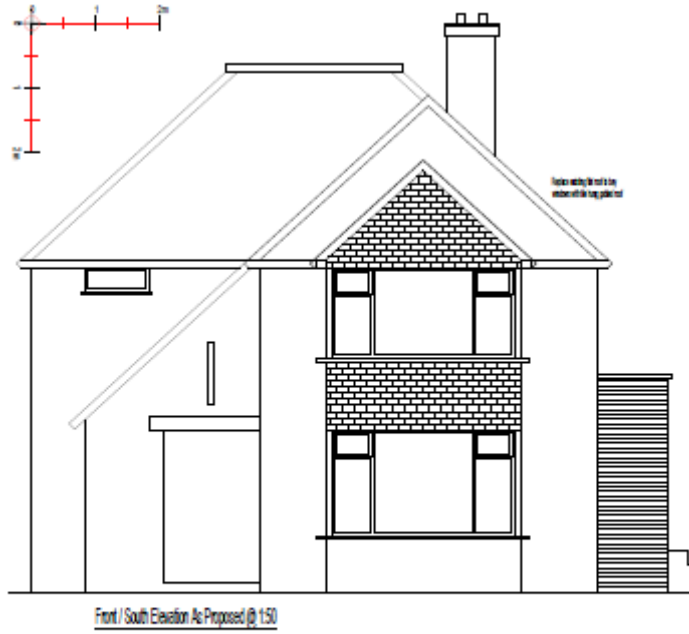
3. Planning History

- 3.1 There has been no relevant planning application at the property,

4. Description of the Proposal

- 4.1 This planning application seeks permission to construct a new single storey side/rear extension in conjunction with a replacement of the front flat roof over the exiting projecting bay with a small gable roof.





5. Planning Analysis

Principle

- 5.1 The dwelling is located within the urban area; the principle of development is acceptable subject to complying with the relevant Local Plan and National Planning policies.

Impact on Street Scene

- 5.2 The objectives of the National Planning Policy Framework (NPPF) encompass the promotion of high-quality, attractive, and sustainable buildings and environments. Policies D1 and D2 within the Local Plan are aligned with these objectives.
- 5.3 The proposal seeks to demolish the existing single-storey rear element of the building and construct a single-storey extension on a similar footprint, although slightly larger and appropriately set back from sensitive boundaries. This new extension would occupy an existing void formed by a rear projection original to the property.
- 5.4 The design features a flat roof with stone coping and a central roof light, complemented by substantial patio doors facing the rear garden. External materials will match those of the current dwelling, ensuring visual coherence.
- 5.5 Adequate garden space will remain following the extension, appropriate for a dwelling of this size. The proposed rear extension respects the scale and design of the existing building and preserves the visual amenity of the surrounding area.
- 5.6 To the front, the replacement addition builds upon an existing flat roof projection that is subject to leakage. The inclusion of a modest gable

feature has been designed to be unobtrusive, maintaining harmony with the façade. Given the prevalence of similar gables within the streetscape, this addition will be entirely in keeping and clearly subservient.

- 5.7 Overall, the proposal complies with Policies D1 and D2 of the Local Plan, as well as Section 12 of the NPPF.

Scale and Design

- 5.8 The resultant increase in scale is acceptable. The extended dwelling would allow for the applicant to have a more functional ground floor meeting modern living requirement.
- 5.9 The extensions maintain a subordinate height and in no way overwhelms the property. The extensions continue to respect the building line and appearance of the neighbouring dwellings and would complement the existing built form. The scale of the resultant dwelling is entirely appropriate for the locality.

Residential Amenities

- 5.10 No windows are introduced which would bring any risk of overlooking or perception of overlooking to neighbouring properties.
- 5.11 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.
- 5.12 The proposed extension is of a minor scale and would not, impact existing residential amenity to any significant degree.

Highways and Parking

5.13 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

5.14 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.

Environmental Implications

5.15 The principles of this proposal accord with Policy D1 of the Local Plan.

6. Conclusions

6.1 On the basis of my analysis of the surrounding character, the sites status, and its quiet location within the local area the proposed development is an appropriate response to the opportunities and constraints presented by the site and as demonstrated by the diversity of built form available within the immediate and wider area.