

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01431/FPH	Single storey side extension, installation of No.1 rooflight and No.1 dormer window to existing rear roofslope and No.1 dormer to existing side roofslope to facilitate conversion of loftspace into habitable accommodation and replace existing garage door with a window and matching brickwork to facilitate conversion of garage into habitable accommodation.	1 Church Place New Close Knebworth Hertfordshire SG3 6NX

Submitted Plan Nos

100-PL-000 100-PL-001 100-PL-002 100-PL-100 100-PL-101 100-PL-102 100-PL-200 100-PL-201 100-PL-250 100-PL-251 100-PL-300 100-PL-350

1.0 Policies

NP5	Knebworth NP
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 Knebworth Parish Council – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is an end of terrace two storey dwelling with a pitched roof. The site is in a residential area comprised of detached and semi-detached and terraced dwellings.

4.2 **Proposal**

4.2.1 Single storey side extension, installation of No.1 rooflight and No.1 dormer window to existing rear roofslope and No.1 dormer to existing side roofslope to facilitate conversion of loftspace into habitable accommodation and replace existing garage door with a window and matching brickwork to facilitate conversion of garage into habitable accommodation

4.3 **Key Issues**

4.3.1 The key material considerations are design, neighbour amenity, and parking.

Design

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 There are no objections to the rooflights, garage conversion and rear dormer as these would be small alterations in keeping with the character and appearance of the dwelling and will not affect the locality.
- 4.3.4 The proposed side dormer will extend the main roof of the dwelling to the east. It sits within the roof space to facilitate the stairs to the second floor roof space. Given that the property is an end of terrace and is sited at the end of neighbouring properties on Stevenage Road, the side dormer and side extension are considered acceptable. The side extension runs along the shared boundary of a high brick wall and the majority sits within this boundary. It is considered that the overall size is in keeping with the character and appearance of the dwelling. The zinc roof element of part of this extension would differ from the existing materials of the main dwelling. The zinc roof would be largely disguised by the brick boundary wall to the side and existing vegetation. The zinc roof is a dark matt anthracite which is not considered harmful to the character and appearance of the dwelling and locality.
- 4.3.5 Given the above, it is considered that the proposed development would not result in an unacceptable impact upon the character and appearance of the host property and would therefore be compliant with Policy D1 and D2 of the District Local Plan and the core principles set out within the National Planning Policy Framework.

Neighbour amenity

- 4.3.6 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 NHLP.
- 4.3.7 The altered openings will have similar impacts as the existing and are acceptable. The new side and rear dormers will be small and will primarily provide views of the rear and side of the site, and will not harm amenity. I have recommended a condition to obscure the glazing and be non opening up to 1.7 metres above floor level of the side dormer to safeguard the neighbouring properties that back onto the side elevation. The garage conversion will not enlarge the dwelling, the new opening will be on the front elevation and will not cause loss of privacy, and the proposed use as a kitchen would not be considered to cause harmful noise or loss of amenity.
- 4.3.8 The side extension could only potentially affect the amenity of dwelling along Stevenage Road to the east as the side extension will be visible from their rear elevation and garden. This visibility and its impacts will however be limited as the extension will be set behind the brick wall boundary, the roof is sloping away and low height and the rooflights are high so will not cause overlooking issues. No neighbour representations have been received.

- 4.3.9 Given the above, it is considered that the proposed development would result in no unacceptable overbearing impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.10 The proposed development would result in an additional bedroom to the property, increasing the total number to four. The site benefits from sufficient off-street car parking able to accommodate two cars with on-street parking available. Public transport is accessible within a relative short distance away providing links to the town centre of Stevenage.

Environmental Implications:

- 4.3.11 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.12 The proposed development, 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 and Policy D1.

Biodiversity Net Gain (BNG)

- 4.3.13 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 contrary to Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse along with the pitched zinc roof to the side extension shall be a dark matt anthracite unless otherwise agreed in writing by the LPA.

Reason: 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 dormer window on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass and non-opening up to 1.7 metres above floor level.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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 2025	