

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02748/FPH	Part two storey and part single storey rear extension. Insertion of one front rooflight and one first floor side window	1 Gypsy Lane Knebworth Hertfordshire SG3 6PL

Submitted Plan Nos

134/25/1000/A - 134/25/1001/A

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

2.0 **Site History**

2.1 23/00292/FPH - Erection of detached outbuilding in rear garden – Conditional Permission

2.2 91/01359/1 - Front entrance porch – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Representations** – 2x Received:

1x Representation (1b Gipsy Lane):

- Concern regarding the opening of the side bathroom window and potential privacy impacts.
- Loss of light and dominance from bulk adjacent to the flank window to neighbouring dwelling, notably, to a window to the stairs/landing also leading to the living room.
- Inaccuracy of site plan layout.
- Queries impartiality of review of application given applicant is a parish councillor.

1x Support (2 Gipsy Lane).

3.2 **Knebworth Parish Council** – No representation received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 1 comprises a semi-detached two storey dwelling off Gipsy Lane, Knebworth.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

The erection of a part two storey and part single storey rear extension. Insertion of one front rooflight and one first floor side window

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 development would be confined to the rear of the dwelling and would therefore not be visible from the street scene. Some obscured view may be gained from Orchard Way, though I do not consider that these would be significant. The host dwelling is unique, comprising a sharp, and steep catslide roof to the front and a high eaves height to the rear with a modest pitch down from the ridge to this element. The proposed development would feature a two-storey rear extension with a hipped roof and a mono-pitch roof at ground floor level. Materials of construction are proposed to match existing materials to the walls and roof, with white UPVC fenestration. Broadly, I consider that the development would be acceptable in terms of its built form, adjoining a unique roof shape and building type. The scale of the development is considered to be acceptable, given its 3.5m depth, and would therefore not overdevelop the site or adversely impact upon the appearance of the dwelling. This acceptable design would therefore comply with Knebworth Neighbourhood Plan Policy KBBE4.

- 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 application site is neighboured to the north by No. 1b Gipsy Lane. This neighbour is set further back than the application dwelling, and appears to be set on a marginally higher land level. The proposed development would not project significantly beyond the rear elevation of this neighbour, and would therefore not dominate the rear windows or amenity space for this property. A side window is noted in their representation as serving a stairwell/landing, with some light being provided for a living room. This is acknowledged, however, given that the stairwell and landing are not primary habitable spaces, this would not be unacceptable. Their comment advises that this window is the sole source of natural light for the living room, and this is acknowledged, however, given that this neighbour benefits from a single storey rear extension, adjacent to the ground floor area where the living room is advised as being present, I do not consider that the impacts to this window would be sufficient to warrant objecting to this development. The first-floor side window serving the bathroom would look side-ward and would be obscured glazed and non-opening below 1.7m from the FFL of the room it would be serving. Therefore, I do not consider that it would unacceptably overlook neighbouring occupiers. This neighbour is to the north, and therefore may lose some evening light, though this would not be substantial given the set-back of this neighbour, together with the proposed bulk predominantly being set against the existing dwelling. Adjoining to the south is No. 2, and the proposed development would extent by 3.5m from the rear elevation of this neighbour, with the first-floor element benefitting from a set-in off the boundary. Given the less than substantial depth, the hipped roof form, and the light colour render, I do not consider that the proposal would be overbearing or dominating for this neighbour. Furthermore, direct light loss would not be significant owing to the application site being located to the north of this neighbour. Outlook would not be into neighbouring dwellings, and would not be significantly different to the existing arrangement, in terms of looking out into neighbouring curtilages. This is therefore considered to be acceptable. No formal neighbour objections were received, though a neutral representation raised amenity concerns, and these are considered in this section.
- 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.

Other Matters:

- 4.3.11 It is noted that a neighbour representation raises the fact that the owner/applicant is a parish councillor in Knebworth. The council constitution does not require applications submitted by parish councillors to be reported to planning control committee, and therefore, delegated control remains.

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 window at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass, unless otherwise agreed in writing by the Local Planning Authority.

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.

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: 11 December 2025	