

DELEGATED FILE NOTE

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

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

26/00868/FPH

Erection of two storey side extension
following demolition of existing ground
floor side extension

14 Deards End Lane
Knebworth
Hertfordshire
SG3 6NL

Submitted Plan Nos

Location plan 2026-08-01 2026-08-02 2026-08-03 2026-08-04

1.0 Policies

D1	Sustainable design
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D2	House exts, replcmnt dwellings outbuild
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D3	Protecting living conditions
SP1	Sustainable development in North Herts
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 Extensive site history dating back to the 1980s.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Parish Council** – *“Whilst the committee had no objections to this application they wished for it to be noted that the application lies within the Conservation area and that as such requested that the Planning Authority and it’s conservation officer assessed the impact of the extension.”*

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 14 comprises a detached two storey dwelling off Deards End Lane, and at the corner of Stobarts Close. The site is within the Deards End Lane Conservation Area but is not Listed.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Erection of two storey side extension following demolition of existing ground floor side extension.

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 street scene and wider Conservation 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, Appearance and Conservation Area:

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. Policy HE1 emphasises how permission will be refused where proposals would cause harm or a loss of significance to a Heritage Asset, in this case, the Conservation Area, and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. This policy is broadly consistent with Section 16 of the National Planning Policy Framework. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 emphasises that development should seek the preservation or enhancement of the Conservation Area. Policy KBBE4 of the Knebworth Neighbourhood Plan emphasises the importance of good design, and how development must respect local character and the garden village context.

4.3.3 As existing, the dwelling is considered to be well balanced and visually pleasing and makes a positive contribution to the character and appearance of the conservation area as confirmed in the Deards End Lane Conservation Appraisal and Map. It benefits from a single storey wing to the side, with the main dwelling comprising a two storey/1.5 storey structure with a chalet style roof with integrated dormers. The proposed extension would project from the side elevation, and to the rear would comprise a projecting hipped roof with doors, brickwork and a dormer to match the dwelling. It would project into the rear garden and would partially enclose the rear patio space. To the front, it would incorporate a single dormer, a hip to the side and brickwork and fenestration to match.

4.3.4 The proposed development, by reason of its width, massing and location would result in an unacceptable unbalancing effect. This would be emphasised by the width, the set-down and the set back as viewed from the principal elevation. The extension would erode the simple form and character of the main dwelling. It would appear tantamount to a wing off the dwelling, appearing unbalanced by the lack of an opposite wing to the other side elevation. Although set behind a hedge and within a relatively obscured driveway, the dwelling is considered to make a positive contribution to the public realm and the wider Deards End Lane conservation area, and the proposal would undermine this contribution. It is considered that the proposal would cause less than substantial

harm to the heritage significance of the conservation area. A surgery discussion with the Conservation Officer concluded that the officer would recommend refusal on design and conservation grounds. As such, the design and visual bulk of the development would cause harm to the character and appearance of the site and its wider setting.

- 4.3.5 The proposed development is therefore considered to be in contrary 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 proposal would fail to preserve or enhance the character or appearance of the conservation area, and cause less than substantial harm to the significance of this designated heritage asset. Therefore, the proposal would conflict with Policies HE1 and SP13 of the Local Plan 2011-2031, Policy KBBE4 of the Knebworth Neighbourhood Plan. The development would not comply with Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. The design and appearance are therefore unacceptable. No public benefits are identified that would outweigh the harm to the conservation area and therefore the proposal would conflict with paragraph 215 of the NPPF and the overall aims of Section 12 to conserve and enhance the historic environment.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 The layout of the dwelling and development in relation to the neighbouring dwellings is considered to mitigate any adverse impacts as a result of dominance, losses of privacy or shading. No neighbour objections were received.
- 4.3.8 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:

- 4.3.9 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:

- 4.3.10 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:

- 4.3.11 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 Whilst the extension of a dwelling is acceptable in principle within a residential area, the proposal would result in unacceptable harm in respect of its impact on the host property and character and appearance of the Deards End Lane Conservation area. These adverse impacts are considered to outweigh any benefits associated with the proposal.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That planning permission be **REFUSED** for the following reason:

1. The proposed two-storey extension by reason of its location and scale would result in an unacceptable form of development. The proposal would appear as an unsympathetic bolt-on addition, creating an unbalanced front elevation that would fail to respect the character, appearance and proportions of the existing dwelling, which makes a positive contributions to the character and appearance of the Deards End Lane Conservation Area. As such, the proposal would diminish the contribution that the dwelling makes to the character and appearance of the area and would cause less than substantial harm to the Deards End Conservation Area. No public benefits have been identified that would outweigh the harm. The proposal would fail to preserve or enhance the character or appearance of the Deards End Lane Conservation Area.

The proposal is therefore contrary to Policies D1 and D3 of the North Hertfordshire District Council Local Plan 2011-2031, Policy KBBE4 of the Knebworth Neighbourhood Plan and Section 12 of National Planning Policy Framework, in particular paragraph 135, which together seek to secure high quality design that responds positively to local character and context.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 May 2026	

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