

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00991/S73	Variation of condition 2 (revised plans) of planning permission 24/02725/FPH granted 05.12.2024 for Single storey front and side extensions following demolition of existing front and side element.	12 Woodstock Knebworth Hertfordshire SG3 6EA

Submitted Plan Nos

Location Plan 387_PL05A 387_PL06B

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 24/02725/FPH - Single storey front and side extensions following demolition of existing front and side element

Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.

Knebworth Parish Council – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is an end-terraced, two-storey dwelling on the north side of Woodstock in a residential part of Knebworth. The site has a walkway to the front and side, a rear garden and a parking space to the rear of the property.

4.2 **Proposal**

- 4.2.1 Variation of condition 2 (revised plans) of planning permission 24/02725/FPH granted 05.12.2024 for Single storey front and side extensions following demolition of existing front and side element.
- 4.2.1 The proposed changes are the removal of the porch canopy, alterations to the positioning of the side extension rooflights and the repositioning of the front entrance door from the side extension to the front elevation of the front 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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 single storey front extension would maintain a width of 4.9m, a depth of 0.8m to match the existing front element and a pitched roof with an eave's height of 2.3m and a peak of 3.4m to match the existing front element. The roofslope would no longer be extended to provide a porch canopy. The front door would now be on the front elevation of the proposed single storey front extension. The proposed external materials would be render for the walls to match the existing front element, plain tiles for the roof to match existing and uPVC window and door to match existing.
- 4.3.4 The proposed single storey side extension would maintain a width of 1.7m on the front elevation, a depth of 8.2m to match the depth of the existing dwelling and a pitched roof with an eave's height of 3.0m and a peak of 3.9m. The roofslope would no longer meet a porch canopy but rather maintain a pitched roofslope along the side extension.

The proposal includes 2no. skylights. The proposed external materials would be facing brickwork for the walls to match existing, plain tiles for the roof to match existing and white uPVC window to match existing. The front door would no longer be positioned on the proposed single storey side extension, instead a window would be positioned on the front elevation.

- 4.3.5 In my view, the scale of the proposed extensions would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.
- 4.3.6 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbours

- 4.3.7 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.
- 4.3.8 Regarding no.10 Woodstock, the adjoining neighbour, any changes to the side elevation would not be visible from this property and the proposed front elevation changes match the depth of the current front element, so there would not be unacceptable harm in terms of overdominance, shading or loss of privacy.
- 4.3.9 Regarding the gardens to the west, the proposal site is on a lower level to these gardens, so the increased height of the side element would not cause unacceptable harm in terms of overdominance, shading or loss of privacy.
- 4.3.10 Regarding the proposed front elevation, it is sympathetic to the dwelling and wider streetscene. Additionally, the extensions would be largely obscured by vegetation.
- 4.3.11 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.12 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.13 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.14 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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 grant of planning application 24/02725/FPH.

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.

Biodiversity Net Gain

1. 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. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 June 2025	