

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00838/FPH	Installation of front brick wall including brick piers, coping stones, metal railings, and vehicular access gate following removal of existing timber picket fence and vehicular gate (development already partially commenced).	12 Stevenage Road Knebworth Hertfordshire SG3 6AW

Submitted Plan Nos

Location Plan Existing Location Plan Existing Elevation Proposed Location Plan Proposed Elevation
Proposed Visibility Splay Diagram Proposed site plan 02 WG-01-24

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
NP5	Knebworth NP

2.0 **Site History**

- 2.1 26/00383/LDCE - Front boundary brick wall and installation of gate and fencing. - Refused

3.0 **Representations**

3.1 **Neighbour Representations** – 1x Objection:

- No permitted rights apply to the development.
- Conflicts with previous LDCE determination.
- Seeks application of Policy KBEF4 from Knebworth Neighbourhood Plan. Assessment of the impacts to the area should be undertaken.
- Height, form and visual dominance would be an urbanising feature and out of place in the street scene. Departure from traditional pattern of boundary treatments to this frontage and harmful to appearance of the area.

- Inconsistency between submitted information and plans. Location of wall compared to original fence are different. No comparison between original and proposed boundary treatment.
- Examples of nearby developments are not comparable.
- Implications for highway safety and visibility.

3.2 **Parish Council** – Objection – Harm to an importance character area, contrary to Policy KBEF4 of the Knebworth Neighbourhood Plan. Delivery of mitigation measures would be required. Otherwise, the development would set a dangerous precedent if approved. The ward councillor did not call the application into planning control committee.

3.3 **Highways** – Does not wish to restrict grant of permission. Gate set back and splays are sufficient to meet requirements set by Manual for Streets and Hertfordshire County Council's regulations.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 12 comprises a detached two storey dwelling accessed off Stevenage Road, Knebworth.

4.1.2 The surrounding street scene incorporates varying frontage types, from modest fences, hedging, together with brick piers and gates.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Installation of front brick wall including brick piers, coping stones, metal railings, and vehicular access gate following removal of existing timber picket fence and vehicular gate. During the site visit it was evident the walls and plinths have been erected.

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.

These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

- 4.3.3 The application site sits in a varied area of Knebworth, with different frontage types to most dwellings, though the common theme is the presence of some form of enclosure to the principal boundary. This includes retaining walls to the west and piers, and the eastern side, including this site, benefitting from boundary walls with piers and gates. Fences are also present, approximately 1.8-2m in height close to the junction with Watton Road and Station Road. It is therefore considered that the principle for erecting a boundary wall with gates is considered to be acceptable. Turning to the scale and appearance of the wall and gates proposed with this application, it is considered that the height and form would not be incongruous or adverse within the street scene owing to the similarity of the height to nearby boundary treatments and the use of piers and railings. It is noted that the wall would be one of the more prominent and tall boundary treatments along Stevenage Road, however, given the similarity in height to other such walls, I do not consider that this would be adverse or out of place. The provision of the gate is noted, and it is noted that other dwellings benefit from gated entrances. Its appearance is considered to be acceptable and would comprise a suitably sympathetic addition to the street scene. As the site is within a character area, specifically, the Picton Houses, an assessment has been submitted of the visual impacts from the development to the surrounding area. This considers the presence of other boundary treatments within the area, visual permeability, the set back from the highway, the intermittent piers, concluding its height would not be harmful to the character and appearance of the locality. This is required by Policy KBEF4 of the Knebworth Neighbourhood Plan. Given the above, together with the design assessment, it is considered that the development would be acceptable in design terms and would comply with Neighbourhood Plan policy.
- 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 location of the wall and gate in relation to neighbouring properties is not considered to result in unacceptable harm in the form of a loss of light or outlook. The amenity impacts are therefore acceptable. No neighbour representations raised concern with regards amenity impacts.
- 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 continue to be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful. The Highways Authority have not objected to the development, noting how the gate would be suitably set back from the highway and would achieve suitable visibility splays. Therefore, the highways authority would not seek to restrict the grant of permission. No unacceptable impacts to the safe operation of the highway would therefore arise.

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.

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 and the Knebworth Neighbourhood Plan. 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.

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: 16 July 2026	