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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Thomas Howe.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT     | APPLICATION SITE                                                       |
|--------------------------|-----------------------------------------|------------------------------------------------------------------------|
| 24/01964/FPH             | Erection of timber framed open car port | 50 Stevenage Road<br><br>Knebworth<br><br>Hertfordshire<br><br>SG3 6NN |

**Submitted Plan Nos**

Location plan indicting Tree 1 Land Registry Location plan Proposed Site Plan - Carport SK003 SK003  
SK005A SK006A SK004 Land Registry Location plan

**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 Application history related to the enlargement of the dwelling.

## 3.0 **Representations**

3.1 **Neighbour Consultation** – 1x Support.

3.2 **Parish Council** – 1x Objection, requesting further information and the provision of an impact assessment. 1x No comment following receipt of the visual impact assessment.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 No. 50 comprises a large, detached dwelling off Stevenage Road, Knebworth.

### 4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey front garage.

### 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 Stevenage Road forms one of the main arterial roads into Knebworth, and forms large, Picton Style houses facing onto Stevenage Road with large front and rear gardens. Most of the frontages comprise hedging, trees and driveway spaces. Some dwellings benefit from detached garages to the front boundary of the site, with pitched roofs and gables together with traditional materials of construction. Given that the proposed garage would fit into this grain of development found along Stevenage Road, and given that the submitted visual impact assessment did not find that unacceptable harm would arise, as required by policy KBEF4 within the Knebworth Neighbourhood Plan, I do not consider that the works would be harmful to the local street scene. It is considered that the built form and scale of the garage would not appear unduly prominently in the street scene and given its use of traditional materials of construction, it is considered to fit into the local character of the area.
- 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 proposed garage would be sited to the front of the site. It would therefore be set away from neighbouring windows and amenity areas, and is therefore unlikely to overbear or overshadow neighbours to the site. No neighbour objections were registered.
- 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 Plan SK005A features a label stating it is the east elevation, and a note that specifies the west elevation. This is the east elevation, and therefore the plan number/label would be correct.

**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 garage building hereby permitted shall only be finished in a stained featherboard timber and concrete roof tiles as stated on the application form received 2 September 2024 and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and 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.

**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.

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| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 24 January 2025</div>                                                                           |                                                                                                                                                     |