

Planning Design & Access Statement & Heritage Statement

17 Deards End Lane, Knebworth, SG3 6NL

Construction of a new carport

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1.0 Introduction



This Design & Access statement has been prepared by Nucleus Design Studio on behalf of our Client.

The proposed application is for planning permission for a single storey side double garage extension and a single storey rear extension.

1.1 Supporting Documentation

See list below of supporting documentation, which accompanies this application;

Drawings

20-02-100

20-02-101

Design and Access Statement

1.2 Relevant Planning Policy

Below is a list of the relevant national and local planning policy & guidance and any relevant development plans and supplementary planning guidance.

North Hertfordshire District Local Plan No.2 with Alterations

Policy 28 – House Extensions
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

National Planning Policy Framework

Chapter 12 – Achieving well-designed places
Chapter 16 – Conserving and enhancing the historic environment

North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)

SP1 – Sustainable Development in North Herts
SP9 – Sustainable Design
D1 – Sustainable Design
D2 – House Extensions and Replacement Dwellings
D3 – Protecting Living Conditions
T2 – Parking
HE1 – Designated Heritage Assets

1.3 Planning History

23/00873/FPH – Single storey rear extension, insertion of three rooflights to existing rear roofslope following removal of existing dormer window and erection of single storey side extension to facilitate double garage/utility/workshop following demolition of existing conservatory/garages/side extension. Alterations to fenestration

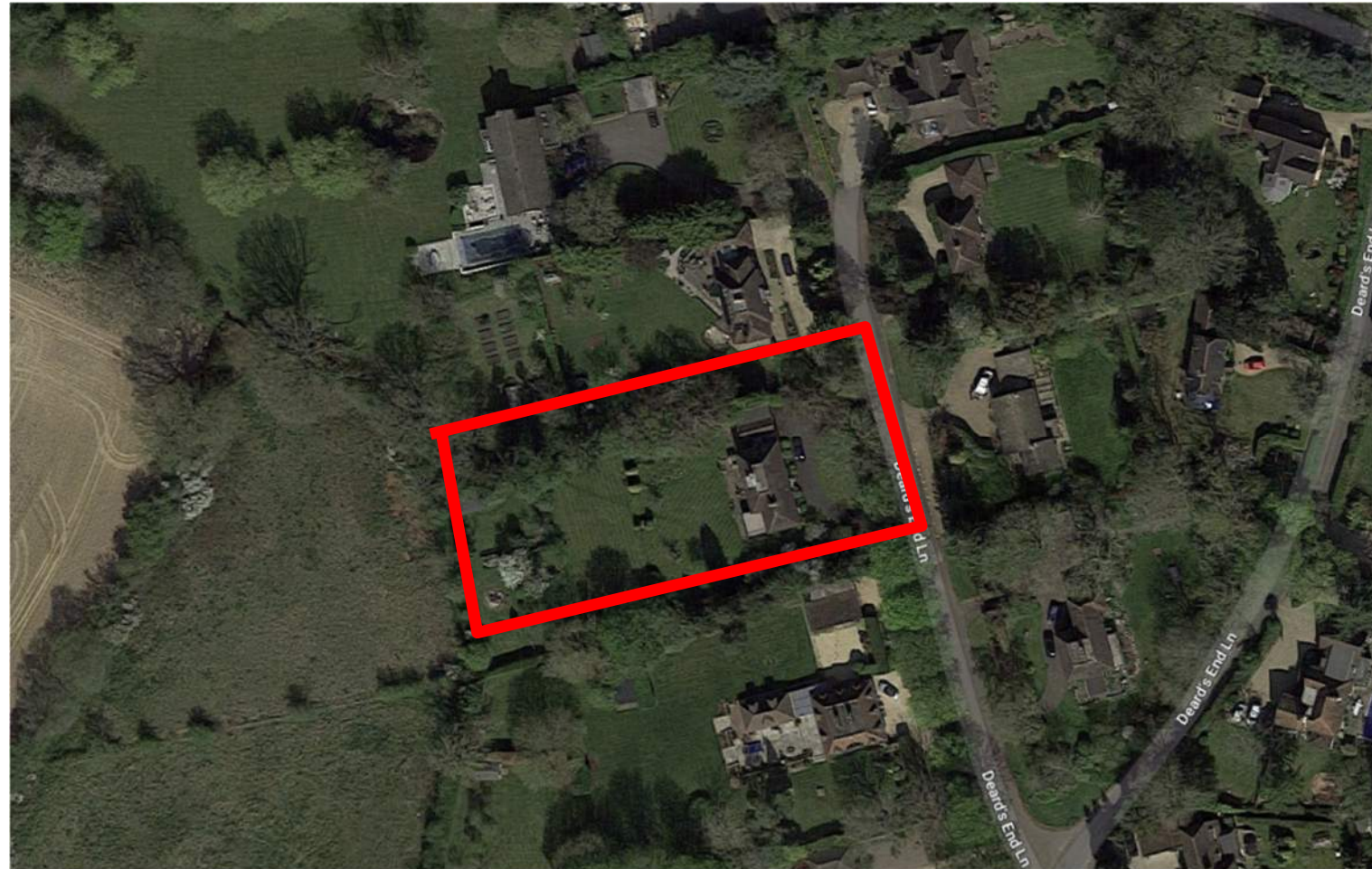
2.0 Proposed Development

2.1 Site and Surrounding Area

Location Description

The application site accommodates a detached, two-storey house with single-storey side garage extension and a single-storey rear extension, which is not original.

The dwelling is located on the western side of Deards End Lane, at the north end of the conservation area. In common with other residential properties set along the lane, No 17 is set back from the carriageway and is down a private road. It is situated in large, well-landscaped, plot. Views of the rear elevation of this property are restricted from the public domain. However, glimpses of it are possible - there are views of the principal elevation available from certain vantage points along the lane. The main building is situated centrally in the plot and about a fifth of the way into it from the road. The driveway is an 'in and out' drive with entrances at either side of the site.



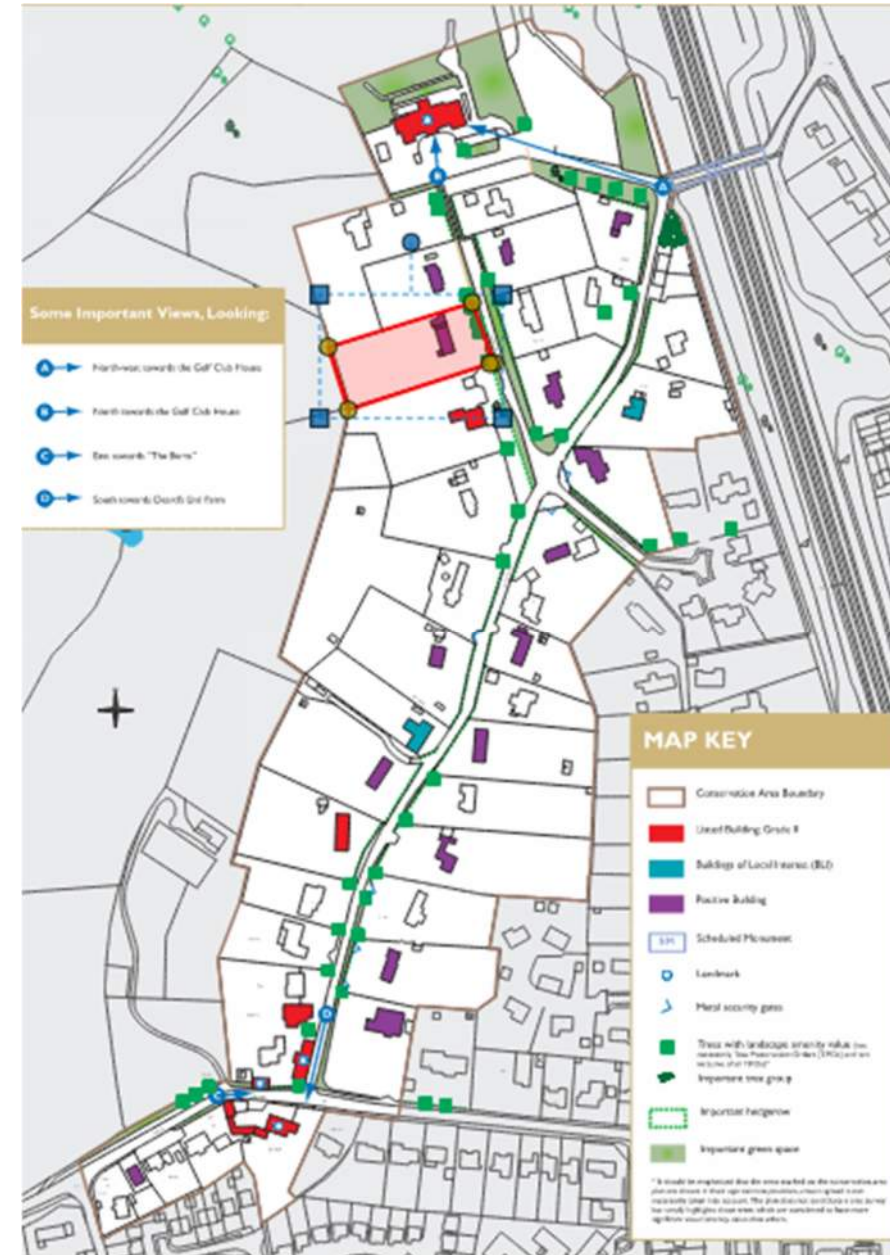
2.1 Site and Surrounding Area

Property Description

The property is not a listed building, nor is it identified as a building with local interest. However, the site falls within Deards End Lane Conservation Area (CA), where it has been identified as a positive building. This is part of Knebworth Garden Village as designed by Sir Edwin Lutyens. The full historic context of the site, including an assessment of the significance of the CA and the site's contribution to its character and appearance, may be found within the associated Heritage Statement.

The property was renovated with a proposed new single storey double car garage and glazed single storey rear extension back in 2023/2024 by the same line inline with the following planning application 23/00873/FPH

Map of Deards End Lane Conservation area (site edged in red) Indicating that our property is located within the conservation area and is a positive building



2.2

Design Proposal

This proposal seeks planning permission for the following;

- Double open-fronted carport.
- Two enclosed stores
- Sited adjacent to existing building
- Materials: brick plinth to match house, Siberian larch cladding, red roof tiles, black rainwater goods.
- No significant impact on existing trees or hedgerows.



Design Approach

The proposed double carport is designed as a traditional, sympathetic addition to the property. It features a pitched hipped roof finished in red tiles to match the main dwelling, ensuring a cohesive architectural character. The structure includes two open parking bays supported by timber posts, with a secure side store to provide additional functional space.

The elevations combine a low brick plinth with Siberian Larch vertical timber cladding, chosen to weather naturally and complement the rural setting. Black rainwater goods are proposed to match those of the main house. The eaves and ridge are set below those of the dwelling to ensure the structure remains subordinate in scale.

Scale and Massing

The carport provides accommodation for two vehicles while maintaining modest proportions in keeping with the site. Its siting to the side and rear of the main house ensures it does not intrude upon the principal elevation or views from the lane. The open-fronted bays minimise bulk and maintain a sense of lightness.

Impact on Setting and Conservation Area

The carport's traditional roof form, natural materials, and careful detailing allow it to integrate harmoniously with both the existing property and the wider Deards End Lane Conservation Area. The proposal preserves the area's character by respecting the established roofscape, avoiding over-dominance, and retaining the spacious quality of the plot.

Amenity and Highways

As a single-storey structure with no windows facing neighbouring properties, the carport will not cause overlooking, loss of privacy, or overshadowing. Existing boundary treatments remain in place, providing further screening. Access arrangements to the site remain unchanged.

Conclusion

The proposed carport is a proportionate and well-considered addition. Through the use of matching roof tiles, high-quality timber cladding, and a sympathetic roof form, the scheme respects both the host dwelling and its conservation area setting. The development provides practical benefits while preserving the character and appearance of the site and its surroundings.

3.0 Planning Policy

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The development plan for the District comprises saved policies from the North Hertfordshire District Local Plan which was adopted in November 2022. A significant material consideration is the National Planning Policy Framework (the Framework).

In addition, the legislation relating to the historic environment is contained in the Planning (Listed Building and Conservation Areas) Act 1990. This Act places a statutory duty upon the decision maker to pay special attention to the desirability of preserving or enhancing the character or appearance of the CA and to have special regard to preserving the setting of nearby listed buildings.

Local Plan

Policy D1 of the LP seeks to ensure that proposals respond positively to their local context.

Policy D2 of the LP concerns house extensions.

Policy HE1 of the LP requires applications for proposals which would affect designated heritage assets to be accompanied by suitable assessments. It also seeks to ensure the preservation and conservation of such assets.

Policy T1 of the LP seeks to ensure that proposals do not adversely impact upon highway safety.

Policy T2 of the LP states that parking should be provided in accordance with the minimum standards set within the LP. The standards do not reference parking required as a result of an increase in the number of bedrooms at an existing property. However, they state that for dwellings with two or more bedrooms a minimum of two spaces should be provided.

3.0 Planning Policy

Neighbourhood Plan - Knebworth

Built Environment

Policy KBBE16 Land at Deards End Lane. It states:

- a) Be developed at densities that respect local character and Knebworth Garden Village context;
- b) seek to mitigate the effects of A1(M) noise and air pollution;
- c) provide a green buffer where the site meets open fields and woodland

All of the above statements have been considered has part of this proposal

Heritage Assets

Policy KBEF5 Non-designated Heritage Assets

17 Deards End Lane has not been included on this list.

National Planning Policy

Design and Historic Environment

Paragraph 130 seeks to ensure that developments optimise the potential of sites and function well.

Paragraph 38 states that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Paragraph 190 of the Framework requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 199 of the Framework states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Paragraph 203 of the Framework states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Highway Safety

Paragraph 108 seeks to ensure that safe and suitable access to the site can be achieved for all users.

Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Living Conditions

Paragraph 127 seeks to secure a high standard of amenity for existing and future users.

Main Issues

It is considered that the main issues are as follows:

- Whether or not the proposal would preserve or enhance the character or appearance of the Deards End Lane Conservation Area;
- The effect of the proposal on the living conditions of the occupants of nearby properties; and
- The effect of the proposal on parking and highway safety.

Consideration of Main Issues

Deards End Lane Conservation Area

The impact of the proposal on the Conservation Area has been fully assessed within the associated Heritage Statement. The carport has been designed with traditional materials – including brickwork and roof tiles to match the main house, together with Siberian Larch cladding – and a roof pitch in keeping with the adjacent garage. As such, the scheme will not harm the significance of the Conservation Area and will preserve its character and appearance, fully in accordance with relevant local and national policy.

Living Conditions

The proposed carport is a single-storey open structure with no enclosed habitable space. It will be set within the generous curtilage of the property, with existing boundary planting and fencing retained. Accordingly, there will be no loss of privacy, daylight, or outlook for neighbouring residents. Given its modest scale and siting, the carport will not result in any adverse impact on the living conditions of nearby occupiers.

Highway Safety and Parking

The proposal does not alter the existing access arrangements to No. 17. The new double carport will provide covered parking for two vehicles, with additional hardstanding to the front of the property allowing for further on-site parking. As such, the proposal meets and exceeds parking standards for a dwelling of this size and will not prejudice either vehicular or pedestrian safety.

4.0 Accessibility

The proposed development has no affect on the existing transport links. The house is located in a rural area, so the use of a car is the main form of transport. There are sufficient car parking spaces already for a 5-bedroom house.

The design and layout of the proposal has been designed as an inclusive design:

The open plan layout of the ground floor also gives wheelchair users access to the entire ground floor. A new staircase has been installed to allow for a Building Regulations' compliant ambulant disabled staircase.

The office space has been sized so that it can be converted into a bedroom with ensuite bathroom.

5.0 Heritage statement

Purpose of Statement

The following Heritage Statement is intended to support the application for planning permission for the demolition of the rear extension & garage extension and the construction of a new garage & rear extensions, the replacement of the existing windows and door, minor alterations to the existing fenestration and minor internal changes. at 17 Deards End Lane, Knebworth SG3 6NL.

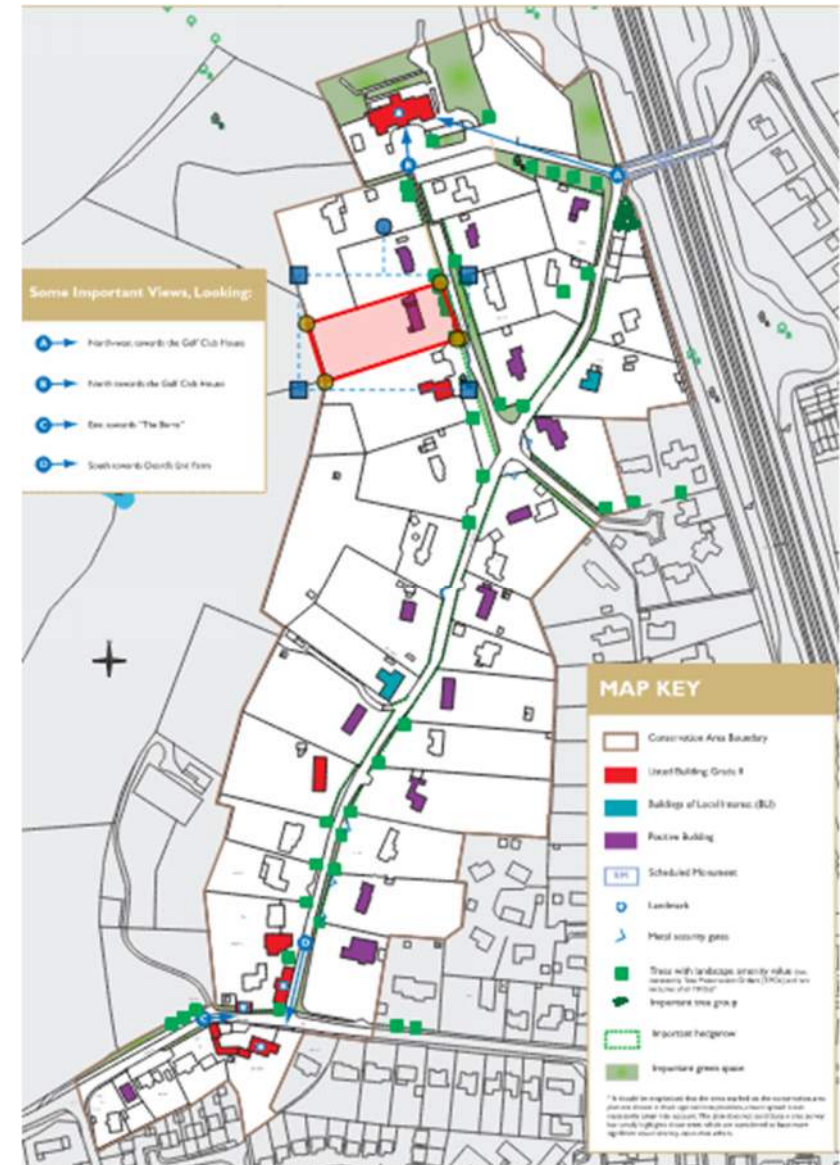
The statement outlines the significance of relevant designated heritage assets, the effect of the proposal on their significance, character or appearance and the appropriate planning policy environment in which this assessment should be made.

Historic Context of Site

The application site falls within Deards End Lane Conservation Area (CA) which is towards the north end of the lane, down a private lane. The property is on the eastern side of the lane.

As indicated on the adjacent map, this CA has a number of listed buildings, one of which is the property next door and buildings of local interest (non-designated heritage assets), together with important trees and hedgerows.

**Map of Deards End Lane Conservation area
(site edged in red)**



The Significance of the CA and the Site's Contribution to its Character and Appearance

The Significance of the Deards End Lane Conservation Area

The Deards End Lane Conservation Area (CA) was established in 1984 and covers a small area in the northwest part of the village of Knebworth. Its significance is derived from its association with the Knebworth Garden Village designed by Sir Edwin Lutyens, which is a typical example of garden village development from that period.

Properties within the CA are set back from the lane and are situated in spacious, well-landscaped plots, which is typical of the garden village style. They are also individually designed and many are of high architectural quality, featuring a fusion of Neo-Georgian style with arts and crafts devices. The interesting and imaginative architecture along the lane, as well as the group value of historic properties of comparable quality, further adds to the significance of the CA.

Overall, the Conservation Area is significant for its architectural and historic value, representing an excellent example of garden village development from the early 20th century, and being the section of the Knebworth Garden Village realised.

Contribution of Application Site to Character and Appearance of the CA

No. 17 is a detached, two storey, dwelling positioned on the eastern side of the lane that has been previously extended. There are no records of the rear extension on the planning website. It is not a listed building or a non-designated heritage asset, however it has been identified as a 'positive building'. No. 17 is a 'Neo Georgian' design with a central front door, with two windows either side. This is replicated at first floor level. The fenestration is a mixture of sliding sash and casement windows. There is a single storey double garage extension to the side, and a single storey rear extension - both of which would appear to be later additions to the property.

As is consistent with other properties down the lane, No. 17 has a wide and generous plot which accommodates a number of established trees. The front boundary is heavily planted with trees and hedges which maintain the occupants' privacy and make a positive contribution to the appearance of the lane. There is an 'in and out' drive way, which gives a glimpse of the property for passerbys. All of this is to be maintained. Views of the rear of No. 17 are not available to the public.

There are a number of elements that can be considered to result in the site's positive contribution to the character and appearance of the CA. These are:

- the spacious nature of the plot;
- The quality of design of the front façade, and the fact that the original design of the front façade has been maintained.
- good quality established trees and hedgerows.

This statement now proceeds to consider the impact of the proposal on these elements.

The Impact of the Proposal on the Historic Environment



Spacing

The proposed double carport has been carefully designed to remain proportionate to the site. Positioned alongside the existing dwelling, the structure sits comfortably within the generous plot. Its scale ensures that the sense of openness around the property is preserved, maintaining the spacious character of the site and protecting views of the principal building from the lane.

Design

The carport will be constructed on a new footprint that accommodates two vehicles, with integrated log store and storage space. Materials have been chosen to harmonise with the existing dwelling, including a brick plinth and roof tiles to match the main house, alongside Siberian Larch timber cladding. The roof pitch mirrors that of the adjacent garage, ensuring consistency with the existing roofscape.

Attention has been paid to proportion and subservience: the carport's eaves sit below those of the main dwelling, while the overall design reflects a traditional aesthetic that complements the character of the site. Matching detailing, such as black guttering and downpipes, reinforces the visual cohesion.

Conclusion

Overall, the proposed double carport is sympathetic in scale, design, and materials. It respects the established character of the dwelling and its setting, while providing a practical and high-quality addition that will not detract from the historic environment or the spacious feel of the site.

Trees and Hedgerows

The proposal would not result in loss of any trees or hedges.

Conclusion on Proposal's Impact

As outlined above, the property is not a listed building, nor has it been identified as a building of local interest. The proposed carport would not harm the overall significance of the Conservation Area or interrupt any of the important views identified within the new Local Plan.

The design has been carefully considered, with the carport adopting a traditional form and using high-quality, matching materials that complement the host dwelling. Its modest scale and sympathetic siting ensure that it integrates well with the property without detracting from the character or appearance of the area. Importantly, the proposal would not affect the overall spacious and landscaped nature of the site, nor would it harm the green, garden village character of the lane.

Taking all of the above into account, it is considered that the proposal would preserve the character and appearance of the Conservation Area and accords with both national and local planning policies. Accordingly, planning permission should be granted.

5.0 Conclusions



The proposed carport has been carefully designed to provide functional parking and secure storage while remaining modest in scale and sympathetic to the character of the host dwelling. Its simple form and appropriate siting ensure that it does not dominate the property or its surroundings.

High-quality materials, chosen to match and complement the existing building, will be used to ensure a coherent and well-integrated appearance. The spacious and landscaped character of the plot will be maintained, with the proposal designed to minimise any impact on the setting. Importantly, the development preserves the special architectural and historic significance of the Conservation Area, ensuring that its character and appearance are sustained.

For these reasons, the proposal accords with relevant planning policies, and it is respectfully submitted that planning permission should be granted.