

Support Planning Statement

Property Address:

1 Nup End Farm Cottages, Old Knebworth, SG3 6QJ

Proposal:

Detached garage with a workshop/store room in the roof space.

1. Property Description

1 Nup End Farm Cottages, Old Knebworth is a semi-detached dwelling situated on a corner plot, with a side driveway entrance accessed from Hitchin Lane. The driveway currently provides off-road parking for 2–3 vehicles.

Adjacent to the parking area is an existing, older garage constructed from concrete framing with a corrugated asbestos roof. Beyond the garage is an unused area consisting of trees and woodland-style shrubbery.

The exterior of the existing garage consists of:

- Pebble dash concrete panels
 - Metal garage door
 - Sloping roof constructed from asbestos corrugated sheeting
 - The construction date of the garage is unknown
-

2. Description of Proposed Works

The proposed development includes the following elements:

- Removal of the existing concrete-framed garage
- Minor alterations to the internal section of the existing low-level wall forming the right-hand side of the driveway entrance off Hitchin Lane
- Limited removal of existing low-level shrubs to accommodate the wall modifications
- Construction of a new garage measuring 6m wide by 8m deep
- Inclusion of side pedestrian access leading to a first-floor store/workshop area
- The new structure will feature low-level brickwork, black feather-edged timber cladding, and a tiled roof

Roof Details:

- A plain tiled roof with partial hips to the front and rear
 - One side-facing dormer window
-

3. Parking

The existing side driveway currently accommodates 2–3 vehicles, with the existing garage housing one large vehicle. The proposed new garage will also accommodate a large vehicle, while the driveway will retain capacity for 2–3 additional vehicles.

4. Consideration of the Proposals

We believe the proposed development will enhance the rear area of the property by replacing the old, deteriorating concrete garage. The new structure, with its high-quality materials and sympathetic proportions, will respect and complement the character of the existing dwelling and the surrounding countryside setting. The improved visual appearance from the driveway will positively contribute to the overall aesthetic of the property.

5. Local Character and Heritage

"The height, scale, and design must positively contribute to local character and heritage."

- The development will be partially visible from the adjacent street and is in keeping with similarly modernised properties in the area.
- It is designed to positively contribute to the visual character of Nup End and the surrounding homes.

Nearby properties with garages that include accommodation above.





6. Summary

This proposal:

- Is **in line with the policies** of the planning department.
 - **Enhances the appearance** of the property in a respectful and attractive way
 - Maintains existing **parking arrangements**
 - Delivers **energy-efficient** improvements that exceed current standards
 - Contributes to Nup End's goals of **sustainability, character preservation, and quality design.**
-

7. Existing photos





