

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03237/FPH	Two storey and part single storey rear and side extensions including first floor rear balcony. Insertion of rear dormer window following removal of existing dormer and insertion of front rooflight to existing roof slope. External cladding. (amended plans received 17.02.2026)	85 London Road Knebworth Hertfordshire SG3 6HG

Submitted Plan Nos

2534 P 001 2534 P 002 2534 P 003 B

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 **Relevant Site History**

- 2.1 16/00348/1HH - Detached outbuilding consisting of garage; store and workshop to front of property (as amended by plan received 20.4.16).

Conditional Permission

- 2.2 97/01241/1HH - Roof extensions to facilitate loft conversion (as amended by drawings received 21.11.97).

Conditional Permission

- 2.3 89/00081/1 - Single storey rear extension.

Conditional Permission

- 2.4 87/00693/1 - Erection of single storey front extension.

Conditional Permission

3.0 **Representations**

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

- 3.2 **Knebworth Parish Council** – None received.

- 3.3 **North Herts Council Ecologist** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey detached dwelling located on the eastern side of London Road, Knebworth. The site benefits from a long plot with a sizable, rear amenity space, driveway and detached garage.
- 4.1.2 The eastern side of this section of London Road is characterised by large, detached dwellings which sit comfortably and often set well back within the plot. The northern section of the set of dwellings, including the application site, sees the dwellings set behind thick vegetation. This set of dwellings abuts a field via the rear (eastern) boundary of their curtilages.

4.2 **Proposal**

- 4.2.1 Two storey and part single storey rear and side extensions including first floor rear balcony. Insertion of rear dormer window following removal of existing dormer and insertion of front rooflight to existing roof slope. External cladding.

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 and Appearance

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. 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 two-storey element of the proposed rear extension would have a width of 5.75m to match the southern side elevation wall, a depth from the existing rear most wall of 6.0m and have a dual pitched, gable end roof with an eave's height of 4.95m and a peak of 8.2m. The design includes 3no. rooflights, a rear gable window and a first-floor south side elevation window serving a bathroom conditioned to be obscure glazed. A first-floor timber framed balcony is proposed off the rear of the two-storey element with a platform height of 2.85m. The proposed single storey wrap around element would have a maximum width of 5.7m, extending 2.15m from the side elevation wall, a depth of 8.8m extending 5.3m from the existing rear most wall and being inset by 5.2m from the existing front most wall, and would have a flat roof with a height of 3.2m. The design includes 1no. roof light. The proposed external materials would be black timber cladding to the walls to match the existing garage, gable end details and the proposed external changes to the existing dwelling, plain roof tiles to match existing and white uPVC windows and doors to match existing.
- 4.3.4 The proposed rear box dormer would be sited similarly to the existing rear box dormer. The proposed external materials would match that of the other elements of the proposal.
- 4.3.5 Alterations to fenestration include: 1no. new front elevation rooflight; a replacement north side elevation ground floor window; replacement south side elevation ground floor, first-floor and second-floor windows; replacement rear ground floor and first-floor windows. The alterations to external materials would see the existing white rough cast render and black timber cladding and beams replaced with black timber cladding in full.
- 4.3.6 The application dwelling is set away from the road and screened by vegetation and the detached garage. The proposed materials are similar in appearance to what exists on site. The proposed development fits comfortably within the site's curtilage. Therefore, the proposed development, in my view, is sympathetic to the existing dwelling and streetscene in terms of scale, form and materials. As such, the proposed development complies with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 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.83 London Road, the southern neighbour, the proposed development would be set sufficiently away from the shared boundary line and the dwelling, well screened by vegetation and all upper-floor south side elevation windows have been conditioned to be obscure glazed. Therefore, it is not considered that the proposal would result in unacceptable harm upon the no.83's living conditions, as to be objectionable in terms of over-dominance, shading or overlooking.

4.3.9 Regarding no.87 London Road, the northern neighbour, the while the proposed development would see increased built form closer to the shared boundary line, this would run alongside existing built form at no.87; the view from the rear balcony would be well screened by vegetation and the proposed side elevation rooflights would not serve habitable space. Therefore, it is not considered that the proposal would result in unacceptable harm upon the no.87's living conditions, as to be objectionable in terms of over-dominance, shading or overlooking.

4.3.10 Therefore, the proposed development complies with Policy D3 of the NHLP.

Highways and Parking:

4.3.11 The development includes an increase in the number of bedrooms from 4no. to 6no. The site would maintain sufficient space for a minimum of 2no. parking spaces, with capacity for more. Therefore, with regard to Policy T2 of the NHLP, there would be no parking concerns arising from this proposal.

Environmental Implications

4.3.12 The proposed development is not large enough in scale to cause 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:

4.3.13 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 In the absence of material planning reasons to the contrary, it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

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. All windows at first and second floor level on the south side elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 February 2026	