

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00108/FPH	First floor side extension above existing garage and part two storey side extension. Front porch extension and insertion of front ground floor window following removal of existing garage doors to facilitate garage conversion. Alterations to fenestration. Erection of detached garage.	6 Deeping Close Knebworth Hertfordshire SG3 6BW

Submitted Plan Nos

6283-OS1 6283-OS2 6283 E01-B 6283 P01-B 6283 P02-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 None relevant.

3.0 **Representations**

3.1 **Neighbour Consultation:** 2 received:

- 1 in support, 1 neutral with concerns about parking during construction.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey detached dwelling located at the end of Deeping Close, Knebworth. The application site benefits from a driveway, attached garage and front and rear gardens.

4.1.2 Similar two-storey/first-floor extensions and detached garages exist to the neighbouring properties.

4.2 **Proposal**

- 4.2.1 First floor side extension above existing garage and part two storey side extension. Front porch extension and insertion of front ground floor window following removal of existing garage doors to facilitate garage conversion. Alterations to fenestration. Erection of detached 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 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 proposed two-storey/first-floor extension would match the width of the existing attached garage and match the depth, eaves height, ridge height and roof form of the existing dwelling. The proposed external materials are facing brick work to the walls to match existing, profile roof tiles to match existing, timber/uPVC windows to be similar in colour to existing and timber/uPVC and metal doors.
- 4.3.4 The proposed front porch extension would have a width of 3.4m, a depth of 2.0m and have a pitched roof with an eaves height of 2.6m and a peak height of 3.55m. The proposed external materials are proposed to match/ be similar in appearance to existing.

- 4.3.5 Alterations to fenestration include: 1no. new front elevation window to replace the garage doors; 1no. new side elevation external door; 1no. replacement rear elevation bi-fold door, 1no. new rear elevation double door.
- 4.3.6 The proposed detached garage would sit adjacent to the detached garage at no.7 Deeping Close and is proposed to have a width of 3.175m, a depth of 5.56m and have a slightly pitched roof with a maximum height of 2.2m. The proposed external materials are indicated to be facing brick for the front elevation and render to the sides and rear.
- 4.3.7 The proposed materials match or 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 street scene 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:

- 4.3.8 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.
- 4.3.9 Regarding neighbour amenity, the proposal does not substantially increase the footprint of the dwelling, the taller built form remains offset from the northern boundary and no.4 Deeping Close has no south facing windows. The proposed detached garage would run along the existing built form of the existing neighbouring detached garage. As such, it is not considered that the proposal would result in an unacceptable level of harm, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.10 As for disruption during construction, this would be a temporary eventuality, and the scale of the works do not warrant the need of a construction management plan.
- 4.3.11 Therefore, the proposed development complies with Policy D3 of the NHLP.

Highways and Parking:

- 4.3.12 The development includes an increase in the number of bedrooms from 3no. to 4no. The site would maintain sufficient space for a minimum of 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no parking concerns arising from this proposal.

Environmental Implications

- 4.3.13 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:

- 4.3.14 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. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: 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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 March 2026	

