

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02028/FPH	Single storey rear/side extension following demolition of existing rear element. Replacement gable roof over existing first floor front bay window. Alterations to fenestration including installation of associated access steps	17 St Martins Road Knebworth Hertfordshire SG3 6ER

Submitted Plan Nos

22525-01 22525-10 22525-20 Rev A 22525-21

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

NP5 Knebworth NP

SECN12 Achieving well-designed places

r2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Knebworth Parish Council: No response

3.2 Site Notice / Adjacent occupiers: No responses received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Detached house located on the north side of St. Martins Road, Knebworth.

The property is outside of the two Knebworth Conservation Areas

4.2 **Proposal**

4.2.1 Single storey rear/side extension following demolition of existing rear element. Replacement gable roof over existing first floor front bay window. Alterations to fenestration including installation of associated access steps

The rear extension would have brick work that matches the existing house. The upvc windows would be of the same white upvc as the main house windows.

4.3 **Key Issues**

4.3.1 Design and appearance

Front gable

The proposed gable would replace an existing flat roof over an existing window and the materials would match the existing dwelling (i.e. tiles for roof and hanging tiles for front similar to the tile hanging immediately below). The projection is modest and in proportion to the rest of the main roof to the dwelling. The roof gable is considered to complement the design of the existing building and would not be out of keeping in the street scene.

Rear and side extension

The extension would have a parapet roof very similar to the extension that has been constructed at the adjacent property (No. 15 St. Martins Road). The extension is large but is essentially an infill to an existing corner at the rear of the property and it does not project beyond the rear elevation by more than 1 metre. The design is considered acceptable in this rear garden location outside of the Conservation Area and is similar to that built at No. 15.

Windows

The two proposed sets of French doors are on the side and rear elevations at ground floor level and are proposed in white UPVC the same as the existing fenestration on the house. Considered acceptable in this location.

Overall the extensions / alterations are considered to comply with Policy D1 and D2 of the Local Plan.

4.3.2 Impact on neighbours

4.3.3 The side and rear extension would be well screened from No. 19 by an existing garage / outbuilding at No. 19 and a boundary fence and substantial landscaping along the common boundary.

Due to its location on the opposite side of the dwelling the extension would have no impact on No. 15.

Due to its single storey scale and orientation together with the above factors the proposed rear extension would have no adverse impact on neighbours and will therefore comply with Policy D3 of the Local Plan. .

4.3.4 Parking

No additional parking would be required. The property already has on site parking for at least 3 cars.

4.3.5 BNG and climate change

- 4.3.6 This application is exempt from the need to provide BNG. The relatively small scale of the proposals means that there would be negligible impact on local climate change.

4.4 **Conclusion**

- 4.4.1 Acceptable in planning terms.

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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 October 2025	