

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01330/FPH	Single storey extension and repositioning of porch.	Annexe At Cuckoo Hall 73 Park Lane Old Knebworth Hertfordshire SG3 6PP

Submitted Plan Nos

567225-49 567225-50 567225-51 567225-52

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN13	Protecting Green Belt Land
SP5	Countryside and Green Belt

2.0 **Site History**

- 2.1 24/01662/LDCE: Certificate of Lawfulness for the existing use of the outbuilding as a self-contained residential unit. Granted 4/9/2024.
- 2.2 24/02401/LDCP: Replace 3no garage doors with windows to facilitate conversion of existing detached garage into habitable accommodation. Granted 26.11.24
- 2.3 24/02400/LDCP: Erection of single storey side and rear extension. Granted 26.11.24
- 2.3 24/02399/PNAA: Enlargement of detached bungalow by the construction of an additional storey to result in an overall height of 6.45 metres. Granted 3.12.24

3.0 **Representations**

- 3.1 Knebworth PC: – ‘No objections’
- 3.2 Site Notice / Adjacent occupiers:

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 73 is a detached bungalow located on the south side of Park Lane, Knebworth.

4.1.2 The Class A permitted development rights appear to be retained.

4.2 **Proposal**

4.2.1 Single storey front extension

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Impact on Green Belt:

4.3.2 Chapter 13 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 145 states that inappropriate development should not be approved. Paragraph 145 goes on to states that *“a local planning authority should regard the construction of new building as inappropriate in Green Belt. Exceptions to this are: the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building”*

4.3.3 The NPPF states that the Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.3.4 Policy SP5 of the District Local Plan takes the view that *“Will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated”*.

4.3.5 The original dwelling comprises approximately 148 sqm in floor area and has currently not been extended. The proposed enlargements are approximately 63 sqm in area. Therefore, the proposed development would enlarge the existing dwelling by approximately 50%. It is acknowledged that this would significantly enlarge the dwelling,

however, I would consider that this sits at the fringe between disproportionate and proportionate. Furthermore, given the low , single storey height of the proposed extension and its visual subordination to the original dwelling I consider that the works are suitably proportionate to the original dwelling. I do not consider that the proposed extension would run contrary to the five purposes of the Green Belt and would therefore suitably comply with the provisions of the NPPF. Therefore, the works are acceptable on balance in the Green Belt.

- 4.3.6 It is acknowledged that the dwelling could be extended in accordance with the other consents listed above in the planning history however none of these works have been implemented. This application can only be assessed on its merits and on the scale and design of the property as it currently exists.
- 4.3.7 Given the above, it is therefore considered that the proposed extension is considered to be acceptable with regards to its relationship with the Green Belt and is therefore compliant with Policies D1 and SP5 of the Local Plan and Chapter 13 of the NPPF.

Design and Appearance and Impact to Conservation Area:

- 4.3.8 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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.
- 4.3.9 The proposed development effectively seeks to extend the existing front gable. I consider that the complementary built form and materials of construction together with the proportionate scale of the development results in the development being in-keeping with the host dwelling.
- 4.3.10 The proposed development is therefore considered to be in compliance with Policies HE1, D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.11 Policy D3 of the Local Plan permits development that does not result in unacceptable to harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.12 The site is isolated, and the proposed development is set a significant distance from nearby neighbour properties. I therefore do not consider that the works would give rise to any dominance or overshadowing of neighbouring dwellings. There would be some visual impacts to users of Slip Lane to the south, however, given the rural nature of this road, I do not consider that the amenities of the public would be harmed. No neighbour objections received.

- 4.3.13 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.14 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.15 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

4.3.16 BNG

- 4.3.17 This householder application is exempt from the BNG Regulations.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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: 9 July 2025	