

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00547/FPH	Single storey rear extension and alterations to raised decking following demolition of existing conservatory. Alterations to fenestration, new front door canopy. Erection of detached double garage in front garden.	11 Oakfields Avenue Knebworth Hertfordshire SG3 6NP

Submitted Plan Nos

Location Plan CHR-25-01 CHR-25-02 CHR-25-03 CHR-25-04

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
T2	Parking
SP9	Design and Sustainability
SP6	Sustainable transport

Knebworth Neighbourhood Plan

Policies KBDS1, KBBE4

2.0 Site History

- 2.1 02/00324/1HH - Rear conservatory – Approved 22/04/02.
- 2.2 92/00224/1 - Two storey front extension and new roof to facilitate additional first floor bedrooms – Approved 14/04/92.
- 2.3 90/01517/1 - Single storey front extension to bungalow to provide dining room and front entrance porch, incorporating pitch roof over existing garage – Approved 02/01/91.
- 2.4 88/01111/1 - Erection of two single storey front extensions and 3 dormer windows to form additional living accommodation in roof – Approved 25/08/88.

3.0 Representations

- 3.1 **Parish Council** – No objections.

4.0 Planning Considerations

- 4.1 **Site and Surroundings**

- 4.1.1 The site is a detached chalet bungalow with a pitched roof. Rear party boundaries are fences, walls and vegetation. The site is in a residential area comprised of detached dwellings.

4.2 **Proposal**

- 4.2.1 The erection of a single storey rear extension with a flat roof which would replace an existing conservatory, a replacement rear timber deck, a new detached double garage with a pitched roof that would be at the front of the site, a new canopy with a flat roof to serve the front door, two new ground floor side windows, and alterations to a ground floor rear opening.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, neighbour amenity, and parking.

Design

- 4.3.2 There are no objections to the new and altered openings. The extension is considered to be of a size, siting and design in keeping with the character and appearance of the host dwelling, and will have limited impacts on the dwelling and locality. The new decking will be larger than the existing, however this would not be a significant increase, and the decking is considered an acceptable addition to the dwelling and the site.

- 4.3.3 The new garage will not be small, however it would be small in relation to the host dwelling and would be of a design in keeping with its character and appearance. The garage would not be cramped within the site. The garage is considered acceptable in the street scene as a similar garage is nearby at the front of neighbour No. 9. The design is acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.4 The rear extension will have similar impacts on amenity as the conservatory it will replace. The new decking will be of a similar depth and height to the existing, and will result in similar neighbour impacts as the existing. These elements of the proposal will not harm amenity.
- 4.3.5 The new garage will be sited away from the closest dwellings and will be substantially obscured by vegetation, and will not harm amenity. The altered ground floor rear opening will not be harmful. Views from the new side windows will be of a boundary hedge and will not harm privacy. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.6 The site will have parking provision for at least two cars, and complies with minimum standards. Sufficient manoeuvring space will remain at the front of the site. The proposal complies with Policy T2 of the Local Plan.

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**.

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 external materials of the approved double garage outbuilding shall be of a similar appearance to those of the existing dwelling.

Reason: In the interests of character and appearance. To comply with Policies D1 and D2 of the Local Plan.

4. The approved outbuilding shall be used for purposes incidental to those of the host dwelling No. 11 Oakfields Avenue, Knebworth.

Reasons: In the interests of amenity. To comply with Policy D3 of the Local Plan.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 April 2025	