

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02605/FPH

Installation of external cladding to front
and side elevations. (Development
already carried out).

50 Orchard Way
Knebworth
Hertfordshire
SG3 6BU

Submitted Plan Nos

JPT RBR 1124 001

1.0 Policies

1.0 **Planning Policies**

- 1.1 North Herts Local Plan 2011- 2031
Policy D1: Sustainable Design
Policy D2: House extensions
Policy D3: Protecting Living conditions
- 1.2 NPPF (2024)
Section 2: Achieving sustainable development
Section 12: Achieving well designed places
- 1.3 Knebworth Neighbourhood Plan (2022)
 - ☐ Policy KBBE4 Design
 - ☐ Policy KBBE2 Sustainable Buildings
 - ☐ Policy KBEF4 Important Views and Character Area

2.0 **Site History**

- 2.1 89/00918/1: Two storey side extension, Granted 24/8/89
14/00358/PUD: Single storey rear extension, Granted 7/3/14

3.0 **Representations**

- 3.1 Knebworth Parish Council: No response
- 3.2 Adjacent occupiers / Site Notice : No responses received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 End of terrace house located on the east side of Orchard Way, Knebworth. The north western elevation of the property abuts a private footpath that provides access to a garage court to the rear of many of the properties in the immediate area.

4.2 **Proposal**

- 4.2 Installation of external cladding to front and side elevations. (Development already carried out).

4.3 **Key Issues**

- 4.3.1 The external cladding can be easily seen in the street scene including the cladding on the side elevation. It is limited however to the first floor front and first floor side elevation. The original external brickwork can still be seen at ground floor level. The

cladding does change the appearance of the dwelling however there are a number of varying external materials on the properties within Orchard Way and these include:

- ☐ Green tile hanging
- ☐ White plastic cladding
- ☐ Painted render (generally white)
- ☐ Unpainted render (brown)

The property is not within a conservation area. The development would not affect any key views or character areas identified within the Knebworth Neighbourhood Plan.

The applicant has stated that she (Mrs Burr) is the owner of all the land to which the application relates therefore I have no reason to believe that the cladding encroaches upon the private footway to the north west which serves a garage court.

Whilst the cladding can be seen given the variety of external materials evident within the immediate locality I do not consider that the cladding is so out of keeping or jarring as to justify a refusal of planning permission.

Taking into account the above observations I am not convinced that the impact of the cladding on the pattern and character of the area is so great or harmful as to warrant a refusal of planning permission.

Biodiversity Net Gain

This householder application is exempt from the need to demonstrate BNG

Climate Change

The limited scale of the development has no significant impact on local climate change

4.4 **Conclusion**

4.4.1 The development is acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

5.0 **Recommendation**

5.1 That planning permission be **GRANTED**

Biodiversity Net Gain

1. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 20 February 2025	