DELEGATED FILE NOTE

CASE OFFICER: ...Kate Poyser.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00596/FPH	Two storey front extension	11 Deards End Lane Knebworth Hertfordshire SG3 6NL

Submitted Plan Nos

East elevation Tree plan Land Survery No.01 No.02 No.03 No.07 No.08 No.09

1.0 Policies

LP28	House Extensions

LP5	Excluded Villages
LP57	Residential Guidelines and Standards
SECN16	Conserve + enhance historic environment
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets

2.0 Site History

2.1 17/02411/1HH Planning permission has been granted for a single storey detached pool building and single storey rear extension with external balcony above.

2.2 06/02386/1HH Planning permission granted for a two storey side extension with front and rear flat roof dormer windows. Detached covered swimming pool.

3.0 Representations

3.1 Knebworth Parish Council – "Knebworth Parish Council considers the application to be large and out of character with the conservation area and therefore objects."

3.2 Local Residents – no comments received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 11 Deards End Lane is a large detached house on a large plot, situated within Deards End Lane Conservation Area. 9 Deards End Lane lies to the south and 11a to the north. Deards End Lane is a narrow lane with mature hedgerows to the front of properties. It is typically of large detached houses on large plots and like many of the houses, it is set well back from the lane.

4.2 **Proposal**

4.2.1 The proposal is to enlarge the central front entrance to the property at ground floor level with a large central gable above, creating a high ceilinged entrance lobby.

4.3 **Key Issues**

4.3.1 The key planning consideration relates to the impact of the work on Deards End Lane Conservation Area. Due to the size of the plots the extension would be too far from the adjacent neighbouring properties to have a significant effect on the occupiers' living conditions.

4.3.2 11 Deards End Lane is set well back from the street frontage. Soft landscaping of mature hedgerows and trees with detached houses set well back into the site is the dominant character of the conservation area. The application property has a symmetrical frontage, with a side extension stepped back from the original building line. The existing front entrance is understated and is dominated by two narrow, projecting wings. The proposed scheme would bring the front entrance lobby slightly forward of the wings and raise its height to one and a half storeys. The entrance would become a more dominant feature, but would retain the symmetry of the original front elevation. Subject to matching materials, I can see no objections to this proposed alteration.

4.4 **Conclusion**

4.4.1 The proposed extension would maintain the character of Deards End Lane Conservation Area and as such would preserve its special character.

5.0 **Recommendation**

That 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. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by

the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 August 2018	