

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02393/FPH	Two storey rear extension. Alterations to fenestrations including installation of first floor window on side elevation and repositioning of rear dormer window. The addition of 3 pitched roofs above the existing 3 front dormer windows.	31 Lytton Fields Knebworth Hertfordshire SG3 6BA

Submitted Plan Nos

Location Plan 14-24-1 14-24-4 14-24-3

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

1.3 **Knebworth Neighbourhood Plan (2019-2031)**

KBDS1 Knebworth Village Character

KBBE4 Design

2.0 **Site History**

2.1 00/00429/1HH - First floor rear extension

Granted

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Knebworth Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached, chalet bungalow dwelling on the west side of Lytton Fields in a residential part of Knebworth. Gardens exist to the front and rear, as does a front driveway. The site is at the northern end of the row of detached dwellings. A multitude of dwellings surrounding the site have either single or two-story extensions.

4.2 **Proposal**

4.2.1 Two storey rear extension. Alterations to fenestrations including installation of first floor window on side elevation and repositioning of rear dormer window.

4.2.2 Materials are mostly set to match existing.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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.

- 4.3.3 The proposed two-storey rear extension would have a width of approx. 5.4m, extend approx. 2.8m in depth from the rear wall with a gable pitched roof with an eave's height of approx. 3.9m with a slight protrusion from the wall and a peak at approx. 5.4m, matching the height of the existing dwelling.
- 4.3.4 Alterations to fenestration include: the removal of 1no. first floor window on the south side elevation facing no.29 Lytton Fields; the removal of 1no. ground floor window, the repositioning of 1no. ground floor window, the installation of 1no. obscured first floor window and the installation of 1no. door on the northern side elevation facing a highway, a footpath and a small area of public amenity space; the addition of 1no. bi-fold door to replace existing door and window on the rear elevation; the addition of 1no. window following the removal of the garage doors and a change in windows around the door on the front elevation.
- 4.3.5 The existing rear dormer window would be repositioned further south to make space for the proposed extension and would go from having a flat roof to a hipped roof. The existing front dormer windows would go from having flat roofs to having hipped roofs.
- 4.3.6 The proposed extension and alterations will have facing brickwork, roof tiles and uPVC windows and doors that match existing.
- 4.3.7 In my view, the scale of the proposed extension and alterations to fenestration would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.
- 4.3.8 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan and KBDS1 and KBBE4 of the KNP.

Impact on Neighbours

- 4.3.9 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.

4.3.10 The proposed rear extension would be by the northern boundary, so set away from no.29 Lytton Fields. Additionally, it would extend to a similar depth as the existing rear element at no.29. The only window on the southern side elevation would be the ground floor bi-fold door on the proposed extension; paired with the fact that no.31 is north of no.29, there would not be unacceptable harm in terms of loss of light, loss of privacy or over dominance

4.3.11 While the proposed extension would be highly visible from the street scene and small area of public amenity, as the materials, design and size of the proposed extension are sympathetic and subservient to the dwelling, there would be no unacceptable harm in terms of design or neighbour amenity.

4.3.12 The repositioning of the rear dormer window would not cause unacceptable harm in terms of overlooking or loss of privacy as it would be well set in from the rear boundary which is also partially obscured by vegetation. The hipped roofs for all dormer windows would be sympathetic to the dwelling.

4.3.13 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

4.3.14 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.15 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.16 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031, Sections 12 and 14 of the NPPF and Policies KBDS1 and KBBE4 of the KNP.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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 extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 January 2025	