

Addendum to Planning Statement – Assessment against Policy KBEF4 (Character Area) of the Knebworth Neighbourhood Plan
Application: 12 Stevenage Road, Knebworth, Hertfordshire, SG3 6AW
Proposal: Retrospective Planning Application for Brick Wall, Piers, Railings and Set-back Gate

1. Introduction

This addendum has been prepared to supplement the submitted Planning Statement and to provide an explicit assessment of the proposal against Policy KBEF4 of the Knebworth Neighbourhood Plan (2019–2031), which relates to development within identified Character Areas.

2. Policy KBEF4 – Character Area Assessment

Policy KBEF4 requires that development proposals within designated Character Areas are supported by an assessment of their impact on the character and appearance of the area.

This addendum confirms that the proposal has been assessed against the requirements of Policy KBEF4 and demonstrates that it does not result in harm to the character or appearance of the area.

3. Existing Character of the Area

Stevenage Road is characterised by a varied and mixed approach to front boundary treatments, including:

- Brick walls of varying heights
- Timber fencing
- Brick piers with railings
- Set-back vehicular access gates

Supporting photographs submitted with the application clearly demonstrate that boundary structures exceeding 1.0m in height are a common and established feature of the street scene, including directly adjacent to the application site.

The Character Area is therefore not defined by a single uniform boundary treatment, but by variety within a consistent residential context.

4. Assessment of Impact

The proposed development has been carefully designed to reflect and respond to this established character:

- The use of brickwork and coping stones reflects traditional and locally prevalent materials
- The inclusion of metal railings between piers avoids the appearance of a continuous solid wall and maintains visual permeability
- The structure is set back from the highway, and set back away from the defined property boundary line, reducing its prominence within the street scene
- The height of the wall (approximately 1.0–1.2m) is consistent with, and in many cases lower than, comparable boundary treatments in the immediate vicinity, with only the intermittent brick piers exceeding this height.

The proposal replaces an existing boundary treatment in the same location and does not introduce a new form of development into the street.

In this context, the development is considered to be proportionate, visually appropriate, and sympathetic to the prevailing character of the area.

5. Mitigation and Design Response

Whilst no harm has been identified, the design of the proposal incorporates a number of features which ensure compatibility with the Character Area:

- Set-back positioning from the highway
- Visual permeability through railings
- Use of traditional materials consistent with surrounding development
- Intermittent piers, avoiding a continuous dominant frontage

These elements collectively ensure that the proposal integrates successfully into the street scene.

6. Precedent

The approval of this proposal would not set a harmful precedent, particularly given that similar forms of development are already prevalent within the immediate area.

7. Conclusion

This addendum demonstrates that the proposal has been fully assessed against Policy KBEF4 and:

- Does not result in harm to the Character Area
- Reflects the established pattern of development along Stevenage Road
- Incorporates appropriate design measures and materials
- Is proportionate and visually appropriate within its context

The proposal is therefore considered to be fully compliant with Policy KBEF4 of the Knebworth Neighbourhood Plan.

Planning permission is respectfully sought.