

Our Ref: 24020

Date: 24 October 2024

Development Management
North Hertfordshire District Council
Gernon Road
Letchworth Garden City
SG6 3JF

Via Planning Portal Ref. PP-13500239

Dear Sir / Madam

Prior Application for Upward Extension at The Cottage, 73 Park Lane, SG3 6PP.

On behalf of our client, Mr Gary Withers ("the applicant"), we are pleased to enclose an application to determine whether prior approval is required for the erection of an additional storey at The Cottage, 73 Park Lane, SG3 6PP. This application is made pursuant to Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In addition to this covering letter, the following documents are submitted in support of this application:

- Application Form
- 1121 01 (Existing Floor Plans)
- 1121 02 (Existing Elevations)
- 1121 03 (Location Plan & Existing Site Plan)
- 1121 SK01-A (Proposed Floor Plans)
- 1121 SK02-A (Proposed Elevations)
- 1121 SK03 (Proposed Site Plan)

Site Context

The Cottage is a detached dwelling with associated garages located on the southern side of Park Lane, Old Knebworth. The site is a self-contained residential dwelling separate from Cuckoo Hall. The site is not within a Conservation Area, AONB, National Park or World Heritage Site.

Planning History

On 4 September 2024 a Certificate of Lawfulness was granted for the existing use of outbuilding as a self-contained residential unit under reference 24/01662/LDCE.



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Proposed Development

The proposals presented as part of this application is for the erection of an additional storey. The additional storey would sit above the existing main part of the dwelling. The eaves height of the building would be increased to 4.75 metres and the ridge height increased to 6.45 metres. The roof pitch would match the original dwelling. The proposed materials would be similar in appearance to those used in the construction of the existing dwellinghouse and the proposed development would not incorporate any upper floor side facing windows.

Assessment under Schedule 2, Part 1, Class AA

The accompanying prior approval application form demonstrates that the proposed scheme complies with all of the qualifying criteria set out in AA.1 of the GPDO. The below paragraphs demonstrate how the proposal meets the conditions set out under AA.2(3)

- (a)(i) The proposed development would be situated circa 30 metres from the nearest neighbouring property Cuckoo Hall, No 73 Park Lane. Given this separation distance it is not considered the proposed development would affect the amenity of neighbouring properties by way of increased overlooking, loss of privacy or loss of light or outlook.
- (a)(ii) The subject property is relatively isolated in nature, with the surrounding area comprising of predominantly two-storey dwellings set on substantial plots. The design and architectural features of the proposed development would reflect those of the existing property; including the materials, window positioning and roof slope. The detached nature of the existing property would ensure the proposed development does not appear as an incongruous feature on the property.

Despite the increase in height, the proposed development would not be an unduly dominant feature on the skyline. The positioning of the property significantly set back from Park Lane, and when coupled with the level change with the site, would mean it would not be unduly prominent when viewed from the street. The massing and height would still be less than that of surrounding properties and as such the proposed development would complement the character and appearance of the surrounding area.

The affect on the external appearance of the building would therefore be acceptable and accord with the requirements of paragraph AA.2(3)(a)(ii) of Class AA

- (a)(iii) The proposed development would have no effect on air traffic or defence.

- (a)(iv) The proposed development would not affect any protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State.

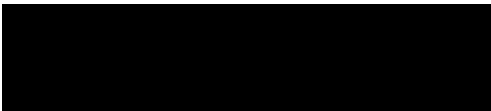


Summary

I trust that sufficient information has been provided to enable an assessment as to whether prior approval is required, and if it is, to confirm that prior approval should be granted.

If you have any queries in relation to the submitted material, please do not hesitate to contact me.

Yours faithfully



Sophie Middleton MRTPI

Associate

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