

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01309/FPH	Single storey side extension following demolition of existing side element.	37 Stockens Green Knebworth Hertfordshire SG3 6DQ

Submitted Plan Nos

P01 P02 P03 P04 P05 P06

1.0 Policies

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Knebworth Parish Council: 'No objections'

3.2 Site Notice / Adjoining occupiers: No responses

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1 Semi-detached cottage on the SOUTH SIDE OF Stockens Green. In the article 4 area.

4.2 **Proposal**

4.2.1 Single storey side extension

4.3 **Key Issues**

4.3.1 Design

The extension is of a simple modest design with a sloping roof. It is sympathetic to the house in terms of proportions, materials and window design. Complies with Policy D2 of the Local Plan

Impact on the character of the area

The proposals is also of an acceptable design in this Article 4 area as it is appropriate to the design and scale of the house, set well back from the road and replaces a rather unsympathetic existing extension.

Impact on neighbours

By reason of its small scale and siting off the boundary the proposed development would have no adverse impact on neighbours. Complies with Policy D3 of the Local Plan.

BNG/ Climate change

No BNG applies to this development. By reason of its small scale it is unlikely to affect local climate change.

4.4 **Conclusion**
Acceptable

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.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 July 2025	