

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02915/FPH	Single storey rear extension.	29 Stockens Green Knebworth Hertfordshire SG3 6DQ

Submitted Plan Nos

P01 P02 P03 P04 P05

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
HE1	Designated heritage assets
T2	Parking
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
NP5	Knebworth NP

2.0 **Site History**

2.1 None.

3.0 **Representations**

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

3.2 **Site Notice and Neighbour Notification** – One comment received in support.

3.3 **Conservation Officer** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a corner terraced two storey dwelling on the south-east side of Stockens Green within a residential part of Knebworth. The site is within the Knebworth Article 4 Direction and the Knebworth Conservation Area.

4.2 **Proposal**

4.2.1 Planning Permission is sought for a single storey rear extension.

4.2.2 The proposed extension would be approximately 2.15m deep, 3.8m wide, 2.6m to eaves and 3.4m to ridge.

4.2.3 The proposed materials are:

Roof – Match Existing (Plain clay tile)

Windows – Match Existing (White PPC aluminium)

Walls – Match Existing (White render)

Doors – Match Existing (White PPC aluminium)

Note on Description

4.2.3 The application site is a corner dwellings and therefore does not have a traditional front and rear elevation which sit opposite each other. The dwelling is configured in a manner that the principal entry into the house is on the northern elevation whereas the only point of access to the rear garden is on the eastern elevation. I consider that given these are the only two entry points into the dwelling and given the internal layout this is likely to be original. As such, I agree with the labelled elevations as submitted and consider that the proposal has been advertised correctly.

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design and Impact on Street Scene:** The proposed extension would be sited to the rear and would not impact the host dwelling as seen from the public realm. The proposed scale and design of the extension would be sympathetic to the host dwelling and extensions within the locality. Complies generally with Policy D1 of the Local Plan and Policy KBBE4 of Knebworth Neighbourhood Plan.

4.3.3 **Heritage considerations:** The proposed materials and scale would be appropriate for the conservation area and would not have an adverse impact on its character. NHC's Conservation Officer has raised no objections to the proposal which is given significant

weight. Complies with policy HE1 of the Local Plan, Policy KBW2 of Knebworth Neighbourhood Plan and Section 16 of the NPPF.

4.3.4 **Impact on neighbours:** The attached neighbour benefits from a large extension. The development would not extend beyond their obscure glazed window therefore there would be no unacceptable loss of light. Complies with Policy D3 of the Local Plan.

4.3.5 **Parking:** No alteration to existing parking provision. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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 extension(s) 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: 30 January 2026	