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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Andrew Hunter.....

**APPLICATION  
REFERENCE**

**BRIEF DESCRIPTION OF  
DEVELOPMENT**

**APPLICATION SITE**

24/02915/FPH

Single storey rear extension following  
demolition of existing rear element

48a Pondcroft Road  
Knebworth  
Hertfordshire  
SG3 6DE

**Submitted Plan Nos**

E01A P01A

**1.0     Policies**

D1                      Sustainable design

|        |                                         |
|--------|-----------------------------------------|
| D2     | House exts, replcmnt dwellings outbuild |
| D3     | Protecting living conditions            |
| SECN12 | Achieving well-designed places          |
| SP9    | Design and Sustainability               |

## **Knebworth Neighbourhood Plan**

Policies KBDS1, KBBE4

### **2.0 Site History**

2.1 None.

### **3.0 Representations**

3.1 None received.

### **4.0 Planning Considerations**

#### **4.1 Site and Surroundings**

4.1.1 The site is a detached chalet bungalow with a pitched roof. Rear party boundaries are 1.8m high fences. The site is in a residential area comprised of detached and semi-detached dwellings.

#### **4.2 Proposal**

4.2.1 The erection of a single storey rear extension with a pitched roof, which would replace an existing conservatory.

#### **4.3 Key Issues**

4.3.1 The key material considerations are design, and neighbour amenity.

#### Design

4.3.2 The extension is considered to be of a size, siting and design in keeping with the character and appearance of the host dwelling. The rear window of the extension would be large, however it's not considered harmful as it will follow the shape of the rear wall, will be set in from the walls, and will have limited impacts on the dwelling and locality. The extension would have limited to no visibility in the street scene, and will

not harm its character. The design is acceptable. The proposal complies with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

#### Neighbour amenity

- 4.3.3 The extension will be set away from the boundary with No. 50, and will not harm its amenity. The extension will be on the boundary with other neighbour No. 48, however it won't affect any habitable rooms due to its distance from its rear, and it won't harm the rear garden as it will be obscured by a garage and vegetation. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

#### 4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

#### 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:**

1. 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.

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| <p>Signed</p><br><br><br><br><br><br><br><br><br><br><br><p>Shaun Greaves<br/>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 17 February 2025</p>                                                                                                                                                   |                                                                                                                                                 |