

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01837/FPH	Single storey rear extension. Alterations to existing garage including insertion of front window following removal of garage door and raising roof to facilitate garage conversion. Erection of open-sided front porch and pitched roof above existing front bay window.	78 London Road Knebworth Hertfordshire SG3 6HB

Submitted Plan Nos

450_PL01A 450_PL02 450_PL03 450_PL04A 450_PL05 450_PL06

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T2	Parking
SECN5	Meeting the challenge of Climate Change
SECN14	Achieving well-designed places

2.0 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

3.2 **Knebworth Parish Council** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a detached two-storey dwelling situated on The London Road, Knebworth. The site benefits from a driveway and a front and rear garden.

4.2 **Proposal**

4.2.1 Single storey rear extension. Alterations to existing garage including insertion of front window following removal of garage door and raising roof to facilitate garage conversion. Erection of open-sided front porch and pitched roof above existing front bay window.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.

- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 14 of the National Planning Policy Framework.
- 4.3.3 The proposal seeks to convert the garage to habitable space by increasing the rear depth to match that of the existing rearmost wall, altering the roof form from flat to crown and altering the front, side and rear fenestration to have just windows. The pitch element of the roof is intended to wrap around to the front elevation with an incorporated open porch canopy. The proposed external materials are set to match existing.
- 4.3.4 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 14 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.6 Regarding neighbour amenity, the change in scale is minimal and first-floor fenestration remains unchanged. Therefore, it is not considered that the proposal would result in unacceptable harm upon living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.7 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 14 of the NPPF.

Highways and Parking:

- 4.3.8 The development does not include an increase in the number of bedrooms. The application site would retain sufficient space for the provision of 2no. parking spaces. Therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.9 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 5 of the NPPF.

Biodiversity Net Gain:

4.3.10 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

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**.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 18 September 2026	