

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03048/FPH	Single storey rear extension following partial demolition of existing rear element and removal of existing lean-to, outbuildings, and chimney	3 Swangleys Lane Knebworth Hertfordshire SG3 6AA

Submitted Plan Nos

2025 / 34 / 03 A1 2025 / 34 / 01 B 01 2025 / 34 / 02 B A1 02AA1

1.0 Policies

1.0 Planning Policy

1.1 North Herts Supplementary Planning Documents.

Design SPD

Vehicle Parking Provision at New Development SPD.

1.2 National Planning Policy Framework (2024)

Section 2 - Achieving sustainable development

Section 11 - Making effective use of land.

Section 12 - Achieving well-designed places.

1.3 North Hertfordshire District Local Plan 2011-2031

Policy SP1 Sustainable Development in North Hertfordshire

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy T2 Parking

Policy D1 Sustainable Design

Policy D2 Extensions

Policy D3 Protecting Living conditions

Appendix 4: Car Parking Standards

The application site lies within the settlement of Knebworth as identified in the North Herts Local Plan.

1.4 Knebworth Neighbourhood Plan (Made in May 2022)

- Policy KBBE4 Design
- Policy KBBE2 Sustainable Buildings

- Policy KBEF4 Important Views and Character Areas

2.0 **Site History**

- 2.1 74/00194/1: Single storey rear extension, Granted 21.3.78. Implemented.

3.0 **Representations**

- 3.1 Site Notice / Adjacent occupiers: No responses received
- 3.2 Knebworth Parish Council: No response

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Detached bungalow located on the north side of Swangleys Lane close to the village centre. Site is within the village boundary and not in the Conservation Area.

4.2 **Proposal**

- 4.2.1 Single storey rear extension

4.3 **Key Issues**

4.3.1 **Design and appearance**

- 4.3.2 The extension has been designed with a flat roof which is similar to the existing rear extension. Matching brickwork and window materials will be used. Although quite large the extension would not be visible from the road being screened by the existing bungalow and garage. There would also be a reduction in depth with several outbuildings being demolished. The proposals would result in a more cohesive and coherent extension to the property than the existing collection of extensions and outbuildings.

It is considered that the proposals will be consistent with Policies D1 and D2 of the Local Plan and Policy KBBE4 of the NP.

4.3.3 **Impact on neighbours**

- 4.3.4 The neighbour to the west is a large in depth building (old telephone exchange) in commercial use. It will not be affected by the extension which is on the opposite side of the plot.

No 5 is also detached and has a large side car port extension facing No. 3 with no side facing windows. This property will not be materially affected by the extension which is single storey and there is a boundary fence in between screening any views from ground floor windows.

The proposal would comply with Policy D3 of the Local Plan.

4.3.5 Car parking

- 4.3.6 The existing property has a driveway that can accommodate several cars therefore there will be no impact in terms of car parking provision arising from the extended property.

4.3.7 Climate change and BNG

- 4.3.8 This householder application is exempt from any BNG requirement. The small scale of the development means that there would be no significant 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.

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: 29 January 2026	