

DELEGATED FILE NOTE

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

APPLICATION

REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

25/00906/FPH

Single storey side and rear extensions following demolition of existing outbuilding. Front porch canopy. Alterations to fenestration

27 New Close

Knebworth

Hertfordshire

SG3 6NU

Submitted Plan Nos

44443_01_00 44443_02_04 44443_03_04

1.0 Policies

D1

Sustainable design

D2

House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SP9 Design and Sustainability

2.0 **Site History**

2.1 See history sheet including:
98/00328/1HH for two and single storey rear extension granted 16.04.1999. Permission Implemented.

3.0 **Representations**

3.1 Knebworth Parish Council: 'No objections'

3.2 Site Notice / Adjoining occupiers: No responses received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Semi-detached property located on the west side of New Close, Stevenage.

4.2 **Proposal**

4.2.1 Single storey side and rear extensions. Front porch and alterations to fenestration.

4.3 **Key Issues**

4.3.1 **Design**

4.3.2 The proposed side and rear extensions would have a flat parapet roof which is a not unusual form of design for a single storey extension on a modern property. The porch is a more traditional design with a small pitched roof and open oak timber frame. For the main extensions the external materials would match existing brickwork and upvc windows. It is considered that the design of the extensions would generally be compliant with Policy D1 and Policy D2 of the Local Plan.

4.3.3 Impact on the street scene

- 4.3.4 The property is set well back from the road and the relatively small front and side extensions together with their matching materials would have no significant impact on the visual amenities of the street scene and as such would be consistent with Policies SP9 and D1 of the Local Plan.

4.3.5 Impact on neighbouring properties

- 4.3.6 The proposed single storey rear extension would be 3.4m on the boundary with No. 26 however No. 26 has also been extended at the rear and the extension would not breach a 60-degree line of sight from the centre line of No. 26's rear living room window. No. 27 is lower down than No. 28 so the impact of the side extension on that property is minimal especially when considering a 1 metre gap is maintained before the boundary. There are no major windows on the flank elevation of No. 28 facing the proposed works. The proposals are considered to comply with Policy D3 of the Local Plan.

4.3.7 Parking

- 4.3.8 At least two cars could still be parked within the front curtilage to meet the on-site parking needs of the extended dwelling.

4.3.9 BNG and climate change

- 4.3.10 This householder application is exempt from the need to provide a 10% BNG under the legislation and the scale of the works are unlikely to have any adverse impact on local climate change.

4.4 **Conclusion**

- 4.4.1 Acceptable in planning terms.

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: 15 July 2025	