

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02395/FPH	Erection of detached single storey side open-fronted double carport with integrated storage to rear.	17 Deards End Lane Knebworth Hertfordshire SG3 6NL

Submitted Plan Nos

Location Plan 20-02-99A 20-02-100A Sheet 1 20-02-101A Sheet 2

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 23/02521/FPH - Installation of three air source heat pumps – Conditional Permission

3.0 **Representations**

3.1 Neighbour Representations:

1x Support – “I have no objection to this planning application. The construction will be in keeping with the surrounding area and will not detract from the conservation area.”

1x Representation – Queries use of image in DAS. Raises matter that they, as a neighbour, are the ward councillor.

3.2 **Parish Council** – No Representation received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 17 comprises a detached two storey dwelling off Deards End Lane, Knebworth. The site is within the Deards End Lane Conservation Area.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

The erection of a detached single storey side open-fronted double carport with integrated storage to rear.

4.2.2 Materials of construction are proposed to be:

- Red tiles to match the main house
- Siberian larch timber cladding
- Black rainwater goods to match the main house

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate 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 12 of the National Planning Policy Framework. Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset, in this case, the Conservation Area, and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. This policy is broadly consistent with Section 16 of the National Planning Policy Framework. Section 72 of the Planning (Listed Building and Conservation Areas) act 1990 emphasises that development should seek to the preservation or enhancement of the Conservation Area.

4.3.3 The proposed garage would be to the front driveway area of the side, in proximity to the side boundary of the site. It would be visible within the street scene. The Deards End Lane Conservation Area Appraisal advises *"New build garages should be of a scale and design to reflect the character and material palette of the traditional buildings along the lane. Garages should be located appropriately on the plot, preferably partially concealed from the lane, to ensure that the 'green' character of the lane is not encroached upon by highly visible new structures."* This is acknowledged, and given the set-back of the building, and its use of roof form and materials to complement the host dwelling and side garage, I consider that its appearance would be acceptable. It would not detract from the green frontage along the road, and would be set behind the main tree line to this frontage. I do not consider that a second garage would be detrimental, given the existing presence of the garage to the side elevation of the dwelling. The street scene benefits from some other outbuildings and garages to their

front garden areas, most notably, the neighbouring dwelling, and the two dwellings to the end of the road, adjacent to the golf club. I consider that the siting of an outbuilding in this location would be acceptable. Furthermore, the wide plot, and distance between the dwelling and the side boundaries is considered to suitably host the new garage in this location without resulting in overdevelopment. Compliance with Knebworth Neighbourhood Plan Policy KBBE4 is considered to arise owing to the complementary nature of the development in relation to the surrounding street scene and conservation area.

- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The potential impacts to the surrounding Conservation Area are considered to be acceptable, and the significance of this heritage asset will not be unacceptably harmed. Policies HE1 and SP13 of the Local Plan 2011-2031 and Section 16 of the NPPF are considered to be complied with. The development is considered to comply with Section 72 of the Planning (Listed Building and Conservation Areas) act 1990. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The proposed outbuilding would sit adjacent to an existing outbuilding at No. 15. It would be single storey in height, and would sit relatively isolated from the habitable spaces and immediate amenity spaces serving this and other neighbouring dwellings, and is therefore not considered to result in harm to the amenities of these occupiers owing to the relative isolation. No neighbour objections were received.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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 carport and storage building hereby permitted shall only be finished in a brick plinth and red roof tile to match the main house, and shall be constructed with Siberian Larch timber cladding as stated on drawing number 20-02100-A Proposed Plans and Elevations and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and 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 <i>Alex Howard</i> Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 November 2025	