

<u>Location:</u>	14 Oakfields Avenue Knebworth Hertfordshire SG3 6NP
<u>Applicant:</u>	Mr M Glencross
<u>Proposal:</u>	Single storey rear and side extensions. Erection of attached double garage to the front of existing dwelling.
<u>Ref. No:</u>	22/01920/FPH
<u>Officer:</u>	Thomas Howe

Date of expiry of statutory period:

12th September 2022.

Extension of time:

24 November 2022 – required due to referral to committee.

Submitted Plan Nos:

E0, E1, E2, E3, E4, E5, E6, E7, E8, P0, P1, P2, P3, P4, P5, P6, P7, P8

Reason for referral to Committee:

This application together with 22/01921/FPH is to be determined by Planning Control Committee by reason of the receipt of a valid written opinion of Knebworth Parish Council contrary to the recommendation of the Development and Conservation Manager which has been supported by Ward Member Councillor Lisa Nash. Details of the objection from Knebworth Parish Council are included in paragraph 3.3 of this committee report. Councillor Nash responded to the written notification of the representation with the following –

“I would have to object to this as it conflicts with NHDC's own policy and Knebworth's adopted neighbourhood plan. If you are minded to approve it I would like to call it in.”

1.0 Site History

- 1.1 22/01921/FPH - Single storey front/side infill extension - Pending
- 1.2 22/00604/PNAA - Enlargement of detached bungalow by the construction of an additional storey to result in an overall height of 7.94 metres. – Prior Approval Refused
- 1.3 22/00579/NCS - Single storey rear extension (following the removal of existing single storey rear extensions) with the following dimension: Length as measured from rear wall of original dwelling - 5.32 metres – Prior Approval not Required
- 1.4 22/00570/FPH - DEVELOPMENT A: Single storey side extension, single storey front garage extension and conversion of existing outbuilding to home office
DEVELOPMENT B: Detached garage. – Split Decision (A Approved).

1.5 06/01001/1HH - Part 3.1 metre and part 2.5 metre high wall to side boundary with 16, Oakfield Avenue. – Conditional Permission

2.0 **Policies**

2.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 28 – House extensions

Policy 55 – Car Parking Standards

Policy 57 – Residential Guidelines and Standards

2.2 **National Planning Policy Framework**

Chapter 12 – Achieving well-designed places

2.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)**

SP9 – Design and sustainability

D1 – Sustainable Design

D2 – House extensions, replacement dwellings and outbuildings

D3 – Protecting Living Conditions

T2 – Parking

2.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 15/09/2022 Expiry Date: 08/10/2022

3.2 **Neighbouring Properties:**

3.2.1 9x Objections from 1, 5, 11, 12, 13 15, 21 & 29 Oakfields Avenue and 119 Orchard Way raising the following matters:

- Out of keeping with the character of the locality
- False pitch does not adequately obscure views of flat roof
- Refers to concurrent application and seeks for both designs to be considered given their combined visual impacts
- Disproportionate scale
- Concern regarding display of site notice and previous loss of tree to front garden following previous application
- Discusses currently underway works for construction works
- Requests condition be included to introduce a mature tree to replace previously lost tree

3.3 **Knebworth Parish Council:**

“Knebworth Parish Council objects to this application on the grounds that:

It is of poor design and out of character with the area.

The large garage frontage dominates the property and its large flat roof is out of character.

It is contrary to Local Plan Policy D2 because it has an adverse effect on the character and appearance of the street scene

It is contrary to KNP KBBE4

Should the application be approved, the Parish Council would recommend two conditions be attached.

The garage is significantly forward of the building line and attached to the property, therefore permitted rights should be withdrawn and conversion to residential use should not be allowed.

The specimen tree, recently felled from the front garden, should be replaced, to protect and maintain the environment..”

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 14 comprises a detached chalet bungalow to the east of Oakfields Avenue within a predominantly residential area in Knebworth. The site is outside of the Conservation Area and is not in proximity to any Listed Buildings. The locality predominantly comprises chalet bungalows with open frontages. There is a mix of dwelling types with single and two storey structures.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear and side extension with an attached double garage to the principal elevation of the original dwelling.

4.3 **Key Issues**

4.3.1 The assessment of this application was made from the site photos taken by the officer, from documents submitted with the application, photos of the site and surroundings taken by the applicant, information relating to the planning history of the site, and images from Google Maps and Street View.

4.3.2 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

- 4.3.3 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Chapter 12 – Achieving well-designed places). In this regard, Policy 28 and Policy D2 of the Emerging Local Plan are consistent with the NPPF.
- 4.3.4 No. 14 is set back from the public highway, however, given the relatively open frontage and low hedge is clearly visible within the road. This application follows the approval of a single storey front garage, side extension and the approval (through prior approval) of a single storey rear extension. This application is the effective 'joining up' of all of these elements into a single application, though the two applications were submitted and approved independently. These permissions are (as of October 2022) extant and it appears that works are underway to enable these approved works. It is considered that the principle of the proposed footprint of the extensions is established and that the cumulative additions to enable these works would not disproportionately impact the character and appearance of the dwelling and street scene. A majority of the bulk and extent of the extensions would not be read from the side and would instead be read as viewed principal elevation. The false pitch would obscure the flat roof suitably and is considered to, on balance be acceptable in design terms. Brickwork and fenestration details are proposed to match the host dwelling and this is welcomed. The proposed flat roof would be covered by single ply membrane with a tile detail to surround this roof. These are considered to be sufficiently sympathetic and suitable for this part of Knebworth and therefore their use is acceptable. When considering the relationship of the proposed development with policies within the Knebworth Neighbourhood Plan, it is considered that the proposed form, scale and would demonstrate an acceptable level of design that suitably responds to the site, the dwelling and locality.
- 4.3.5 It is noted that a concurrent application is pending for a single storey front/side extension. Matters of the design of this proposal are considered in the application and delegated report attached to 22/01921/FPH, however, their cumulative additions are considered to be acceptable.
- 4.3.6 The proposed development is therefore considered to be in compliance with Policy 28 of the District Local Plan, Policy D2 of the Emerging Local Plan and the core principles set out within the National Planning Policy Framework. Knebworth Neighbourhood Plan policy KBBE4 is also complied with.

Impact on Neighbouring Properties

- 4.3.7 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 28 of the Local Plan and D3 of the Emerging Local Plan.
- 4.3.8 The application site is neighboured to the west by No. 16 Oakfields Road and by No. 12 to the east.
- 4.3.9 The proposed development would predominantly be focused adjacent to the party boundary shared with No. 16 Oakfields Avenue. 22/00570/FPH previously determined that the proposed scale of the side extension and attached garage would not substantially harm the amenities of No. 16. This position is considered to be maintained and, the current proposal is considered to be an improvement compared to the extant arrangement given the lower roof height and lack of an increase in depth compared to the previous approval. With regards to No. 12, the proposed single storey rear extension would be set close to the party boundary for this neighbour. It is noted

that a large extension is extant and approved under prior approval for this footprint. The depth of the extension is approximately 4m, exceeding the 3m depth set out in Policy 28 and therefore consideration must be given to the potential impacts of this element. I would consider that the impacts are on balance acceptable given the relatively modest height (approximately 3.4m) and given that this element would be to the north of this neighbour, therefore occasioning no unsuitable degree of light loss or dominance. Given the single storey height of the development, neither adjoining neighbour is likely to experience a loss of privacy.

4.3.10 For other neighbours within Oakfields Road, given the position of the development within the site I would not consider the development as occasioning an unsuitable loss of light, privacy or amenity.

4.3.11 Given the above, it is considered that the proposed development would result in no unacceptable overbearing impact upon neighbouring occupiers and is therefore compliant with Policy 28 of the District Local Plan, Policy D3 of the emerging local plan and the aims of the National Planning Policy Framework.

Impact on Car Parking

4.3.12 The dwelling would benefit from three bedrooms following the development. The driveway would continue to benefit from 2+ parking spaces off-street therefore possessing sufficient off-street parking space to meet the needs of a dwelling of this size and therefore, the development is unlikely to harm the parking provision of operation of the highway in the locality.

Other Matters:

4.3.13 It is noted that a Copper Beech was felled to the front garden in June 2022, with the previous application(s) indicating that this tree would be retained. A condition is attached to this permission to ensure that a new tree is planted and retained to contribute positively to this part of Knebworth.

4.4 Conclusion

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

4.5 Alternative Options

4.5.1 None applicable.

4.6 Pre-Commencement Conditions

4.6.1 No pre-commencement conditions are recommended.

5.0 Legal Implications

5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 **Recommendation**

6.1 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.

4. One replacement native semi-mature tree with a recommended girth of between 16-18cm must be planted in the front garden area of the property 14 Oakfields Avenue in the first planting season following the commencement of the development hereby permitted. Should the tree die within 5 years of it being planted, the tree must be replaced in the following planting season.

Reason: In the interest of local amenity.

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.