

KNEBworth PARISH COUNCIL

MINUTES of the Planning and Environment Committee held on Wednesday 9 March 2022 at 7.30 p.m. at Knebworth Village Hall.

Present: Councillors Paul Ward (Chairman), Rosemary Conybeare, Jeremy Godfrey, Jenny Harrison, Paul Jobling and Colin Stringer

In Attendance: The Clerk

1. **Apologies**

Apologies for absence were received from Councillors Charter, Nash and Willcocks

2. **Public Participation**

None.

3. **Declarations of Interest**

There were no declarations of interest.

4. **Minutes**

Proposed by Mr.Wks, seconded by Mrs Conybeare and

Resolved: to approve the minutes of the meeting held on 9 February 2022.

5. **22/00336/FPH 34 Stevenage Road Knebworth**

Erection of detached garage, front entrance gate, and widening of existing dropped kerb

The Parish Council **objects** to the application.

Stevenage Road is within the character area of the Neighbourhood Plan and the garage would impact the street scene

The garage is forward of the building line.

The application is contrary to policy 28,

6. **22/00335/FPH 34 Stevenage Road Knebworth**

Single storey side extension, single storey rear extension, insertion of rooflights to existing side and dormer to existing front and rear roofslopes to facilitate conversion of loftspace into habitable accommodation and alterations to existing facade, following demolition of existing attached garage

No objections

7. 22/00438/FPH 71 London Road Knebworth

Single storey rear extension following demolition of existing rear conservatory

No objections

8. 22/00467/FPH 56 Broom Grove Knebworth

Single storey side extension and partial conversion/partial demolition of existing detached garage

No objections

9. 22/00437/FPH 40 Gun Road Gardens

Two storey side, part two storey and part single storey rear extension and alterations to existing doors and windows.

No objections.

10. 22/00579/NCS 14 Oakfields Avenue Knebworth

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

No comment

11. 2/00570/FPH14 Oakfields Avenue Knebworth

Single storey side extension, single storey front garage extension, conversion of existing outbuilding to home office and detached garage.

Oakfields Avenue forms part of a character area in the Knebworth Neighbourhood Plan. The bungalow is part of a group which has a strong building line. The application proposes to build forward of that line with a six metre garage covering more than 50% of the left hand side of the property.

A further detached garage located at the front right hand side of the plot, would require the removal of a mature tree which forms part of the character of the road. This garage would also result in the house being obscured by two garages, severely impacting the street scene.

The development is contrary to policy 28 and policy D2 of the emerging Local Plan. The large garage attached to the dwelling dominates the property. The large detached garage would dominate the street scene. The development is therefore not sympathetic to the existing dwelling or to the character or appearance of the street scene.

The Parish Council therefore **objects** to this application.

12. 22/00568/LDCP 14 Oakfields Avenue Knebworth

Single storey side extension

No objections

13. 22/00604/PNAA 14 Oakfields Avenue Knebworth

Enlargement of detached bungalow by the construction of an additional storey to result in an overall height of 7.94 metres.

The application proposes to convert a bungalow into a two-storey house. The property is part of a group of bungalows with a strong building line. Many have been extended to form chalet bungalows.

A two-storey house is therefore out of character and is not sympathetic to the existing dwelling or adjoining properties.

This application is contrary to policy 28 and policy D2 of the emerging Local Plan because it is not sympathetic to the existing dwelling in height, form or proportions and will cause harm to the street scene.

The Parish Council therefore **objects** to this application.

There being no other business the meeting closed at 7.56.

Chairman _____

Date _____

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