

KNEBworth PARISH COUNCIL

MINUTES of the Planning and Environment Committee held on Wednesday 3 August 2022 at 7.30 p.m. at Knebworth Village Hall

Present: Councillors Paul Ward (Chairman), Paul Jobling and Roger Willcocks

In Attendance: The Clerk

1. Apologies

Apologies for absence were received from Mr Farr, Mr Godfrey and Mrs Nash.

2. Public Participation

None.

3. Declarations of Interest

There were no declarations of interest.

4. Minutes

Proposed by Mr Willcocks, seconded by Mr Jobling and

Resolved: to approve the minutes of the meeting held on 6 July 2022.

5. 22/01920/FPH 14 Oakfields Avenue Knebworth

Single storey rear and side extensions. Erection of attached double garage to the front of existing dwelling.

The 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 the partial tiled roof with the 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 like two conditions attached.

The garage is significantly forward of the building line and attached to the property, and permitted rights should be removed for conversion to residential use.

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

6. 22/01921/FPH 14 Oakfields Avenue Knebworth

Single storey front/side infill extension

The Council **objects** to this application on the grounds that:

The application is of poor design and the flat roof is out of character with the area. It is contrary to Local Plan Policy D2 and KNP policy KBBE4.

7. 22/01767/FPH 8B Park Lane Knebworth

Single storey rear extension and insertion of rear ground floor window and door to facilitate partial garage conversion to utility room.

The Council had **no objections** to the rear extension. However it **objects** to the partial conversion of the garage as this would result in loss of parking provision resulting in under provision for the property.

8. 22/01845/FPH 15 New Close Knebworth

Roof extension to form gable end and insertion of front and rear rooflights to facilitate loft conversion. Two storey rear/side extension including rear dormer window with Juliet balcony.

No objections subject to a condition that the extension remains ancillary to the property.

9. 22/01799/FPH 20 Broom Grove Knebworth

Single storey rear and side extension.

No objections.

10. Applications received after 29 July 2022

22/01891/FP Proposed Barn At Church Wood Three Houses Lane Codicote
Change of use of existing agricultural barn to one 3-bed dwelling.

No objections.

11. Any Other Business

There being no other business the meeting closed at 8.10.

Chairman _____

Date _____