

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02329/FPH	Two storey front and rear extensions; single storey rear extension following demolition of existing conservatory. Alterations to roof and insertion of front and rear dormer windows and rooflights to facilitate loft conversion to habitable space. Alterations to fenestration and removal of existing chimney. (amended plan rec'd 4 December 2025).	12 Brownfield Way Blackmore End St Albans Hertfordshire AL4 8LL

Submitted Plan Nos

070_001 070_302A 070_010 070_011 070_012 070_020 070_022 070_030 070_310 A 070_311 B
070_312 A 070_320 D 070_322 B 070_330

1.0 **Policies**

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 No previous site history.

3.0 **Representations**

3.1 **Neighbour Representations –**

1x Objection from No. 14 Brownfield Way:

- Possible over-sailing of the boundary.
- Lack of ability for maintenance of construction due to proximity to boundary.
- Difficulty in maintaining eaves and gutters on the southern elevation.

- Issues with trespass over boundary, and that the LPA should not grant permission should trespass arise.
- Harm to trees and fence-line.
- Loss of light for utility room for No. 14.
- Raised ridge height will exceed heights of nearby dwellings.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 12 comprises a detached chalet bungalow off Brownfield Way, Blackmore End.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- Two storey front and rear extensions; single storey rear extension following demolition of existing conservatory.
- Alterations to roof and insertion of front and rear dormer windows and rooflights to facilitate loft conversion to habitable space.
- Alterations to fenestration and removal of existing chimney.

Amended plans were received to alter the principal window at first floor level, and to omit any overhang of the boundary.

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.

4.3.3 The proposal seeks to introduce extensions to the dwelling, side elevations, and to the principal and rear elevations, increasing the ridge height to the sides, and introducing a two-storey principal and rear extension with a ridge line following from the principal to

the rear. The proposal would significantly alter the character and appearance of the property, and this is acknowledged. The surrounding street scene comprises dwellings of varying scales, forms and layouts, and this dwelling is an outlier in that it features two forward projections, with the main dwelling sitting further back from the principal elevations of these projections, sitting the main part of the dwelling behind the principal elevations of both adjoining neighbours. Given this set-back, I do not consider that the increase in bulk, nor the raised ridge would be significantly harmful to local character or appear unduly prominently in the street scene. The overall built form would be different to the existing character of the dwelling, particularly by introducing a gable to the principal elevation. This is not a common form within the street scene, and this is noted, however, I do not consider that this would be a prominent or significantly harmful feature once constructed. An amended window within this principal gable was amended from a rounded window, down to a squared casement window, and I consider that this would be an improvement to result in a more complementary and sympathetic form of development. The proposed dormer window is considered to complement the existing dormers to other neighbouring dwellings along this road. The rear extensions would be obscured from view from the street scene due to their siting to the rear of the dwelling, and would complement the other extensions to the dwelling. The local grain of development comprises large dwellings, and I consider that the footprint, and cumulative scale of the development to sit suitably within the local grain of development. Materials of construction would broadly match the existing dwelling, with metal windows, and a metal clad dormer, similar to the dormer windows along Brownfield Way. The materials palette would therefore be acceptable.

- 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 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 It is noted that a neighbour objection was received from No. 14, the neighbour to the south, making reference to a loss of light to a utility room. Given that this is not a primary habitable space, I do not consider that prospective dominance or losses of light arising from the increase in bulk adjacent to the shared boundary would be unacceptable or significantly harmful. Some impacts would arise for the rear elevation/rear amenity space for this neighbour, owing to the height and proximity of the development to this neighbour. Furthermore, the hipped, 1.5 storey roof form is considered to provide some degree of bulk mitigation, though, the two storey extension is likely to be prominent for neighbouring occupiers, but, given the central location, and its position to the north, I do not consider that dominance or losses of light would be significantly harmful or warrant an objection. Outlook from the development would predominantly be to the front and rear, with a ground floor door present to the side (north) elevation. Therefore, outlook would not be harmful. The overhang initially proposed is no longer present, and has been amended out following a change to the side elevation roof form. The neighbour raised no objection once re-consulted on these plans.

- 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.

Other Matters:

- 4.3.11 It is noted that the neighbour representation has raised matters relating to party wall agreements, trespass, and oversailing of the boundary. The first two matters are civil matters, and are therefore beyond the control of the Local Planning Authority.

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.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 23 January 2026	