

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01740/FPH	Two storey front and side extensions and single storey rear extension.	1 Brownfield Way Blackmore End St Albans Hertfordshire AL4 8LL

Submitted Plan Nos

Location Plan Proposed Block Plan Existing Ground and First Floor and Elevations Existing Roof Plan
Proposed First Floor; Rear Elevation and Roof Plan Proposed Ground Floor and Elevations

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Relevant Site History**

- 2.1 12/00738/1HH - Single storey extension to front of existing garage with bedroom formed in roofspace above and new pitched roof to existing garage
Conditional Permission
- 95/00347/1HH - Single storey side extensions incorporating replacement garage
Conditional Permission
- 83/01618/1 - Erection of two storey rear extension following demolition of existing conservatory as variation of previous permission
Conditional Permission
- 83/01291/1 - Erection of two storey rear extension following demolition of existing conservatory
Conditional Permission
- 82/01115/1 - Erection of replacement detached double garage.
Conditional Permission
- 81/00559/1 - Outline application (design, external appearance and landscaping reserved) for one detached house with garage.
Refused

3.0 **Representations**

- 3.1 **Site and Neighbour Consultation** – No response has been received from neighbours confirming an objection to the proposed works.

- 3.2 **Kimpton Parish Council** – No objection

4.0 **Planning Considerations**

- 4.1 **Site and Surroundings**

- 4.1.1 The property is a detached dwelling located on the western side of Brownfield Way, Blackmore End. The dwelling is well set into the plot with a large front driveway and rear garden. The site is largely obscured by vegetation, especially to the rear with a large hedgerow. There are a variety of front elements in the surrounding area.

4.2 **Proposal**

- 4.2.1 The application seeks to construct two storey front and side extensions and a single storey rear/side extension.
- 4.2.2 Materials are mostly set to match existing, with some elements of black composite cladding, and the replacement of existing windows with grey aluminium framed glazing..

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 proposed two-storey front extension would comprise of a dual pitched roof, black composite cladding and a large uPVC window on the first floor to match the other first floor windows and matching white render on the ground floor. The depth of the extension would be approx. 1.5m and have a height of approx. 6.6m.
- 4.3.4 The proposed two-storey side extension will increase the width of the frontage of the dwelling by approx. 3.5m and match the overall and eaves height of the existing dwelling, taking up half of the width of the existing garage. As, such this extension will not increase the overall width or height of the existing structure. The proposed two-storey side extension will extend approx. 2m beyond the existing rear elevation and add a double pitched roof similar in overall and eaves height to the proposed front extension and will match the materials and of the existing dwelling. The proposal shows a first-floor window on the northern side elevation that is obscured and has a sill height of 1.7m, so should not pose an issue of overlooking.
- 4.3.5 The proposed single-storey rear/side extension will extend approx. 2.6m from the existing dwelling and be approx. 12.7m wide and approx. 3.2m in height. It is set to have a flat roof with a roof light and match the existing render and brickwork of the

existing dwelling. The proposal shows a ground floor window on the southern elevation, but this would look onto the shared fence and mainly brickwork or a small window on the neighbouring property.

4.3.6 The proposal also indicates that the garage will change from a double pitched roof to a lean to roof on the proposed side extension.

4.3.7 It is considered that the design of the proposal is acceptable in planning terms. Whilst the proposal adds a sizable element to the dwelling, it would be a proportionate increase in built form compared to the large scale of the existing dwelling. The dwelling is sited on a large plot which can accommodate a development of this scale. The extension would be sympathetic to the host dwelling in form, scale, and external materials, which is acceptable. Whilst these extensions would increase the built form to the front, given the vegetation on the plots frontage, the development will be relatively obscured and not result in any material impact upon the character and appearance of the street scene. As such, the proposed development complies with Policy D1 and D2 of the NHLP.

Impact on Neighbouring Properties:

4.3.8 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 D3 of the NHLP.

4.3.9 No objections have been received from neighbouring properties.

4.3.10 The rear/side extension will bring the dwelling no closer to no.1a due south of the site than the existing side extension and will be inset by approx. 1m from the boundary. There will be a ground floor window facing no.1a which may look onto a small window on no.1a but will be mainly obscured by the shared fence. The proposal will block this small window; however, it is already partially blocked by the existing structure and is north facing. As such, the window is not receiving the maximum amount of sunlight, and the effect will be minimal. The depth of the rear/side extension will run alongside the brickwork of no.1a so will not cause material harm through additional built form.

4.3.11 The two-storey side extension will be approx. 5.1m away from the northern boundary, which has a tall hedgerow, and have a first-floor window on the northern side elevation that is obscured and has a sill height of 1.7m. Additionally the dwelling of no.19, the neighbour due north, is far from this boundary, so there should not be an issue of overlooking.

4.3.12 As the rear boundary has a very tall hedgerow and the rear extension will be approx. 9.5m away from the eastern boundary, there should be no material harm to no.17.

4.3.13 As such the proposal complies with Policy D3 of the NHLP.

Highways and Parking:

4.3.14 Policy T2 of the NHLP states that for properties with over 2 bedrooms there must be at least 2no. off road parking spaces. The proposal indicates that there will be at least 4no. parking spaces. Therefore, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.15 The proposed development is not large enough in scale to cause 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:

- 4.3.16 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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. 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 November 2024	