

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01390/FPH	Erection of rear garden room.	64 Kimpton Road Blackmore End St Albans Hertfordshire AL4 8LH

Submitted Plan Nos

LocationPlan Proposed Site Plan Proposed Site Pan - Trees WO01 PL82 REVB WO01 PL83 REVB WO01 EL84 REVB WO01 EL85 REVB

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SP2	Settlement Hierarchy and Spatial Distrib
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 No relevant history.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Parish Council** – No comment.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 64 comprises a residential dwelling off Kimpton Road, Blackmore End.

4.2 **Proposal**

4.2.1 Planning Permission is sought for: The erection of a rear garden room.

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement boundary, modest addition to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design:** The proposed built form and materials would be traditional in nature and similar to other garden rooms within the district. No detrimental impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The works are to the rear of the dwelling and would therefore be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. It is therefore considered that there would be no impact to street scene.

4.3.4 **Impact on neighbours:** None. Would be single storey in height and to the rear corner of the site. It would be isolated from neighbouring dwellings but would be adjacent to garden areas. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be at ground floor level, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan. No neighbour objections were received.

4.3.5 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

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. 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.

Informative/s:

It is noted that an air conditioning unit is indicated on the rear elevation plan. However, given that this element does not appear in the description of proposed development on the originally submitted information or application form or on any other elevation plans, it is not considered as part of this application.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 24 July 2025	
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