

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02409/FPH	Single storey front and rear extensions following demolition of existing front and rear elements. External rendering. (Amended plans recieved 12.12.2024)	1 Beech Way Blackmore End St Albans Hertfordshire AL4 8LY

Submitted Plan Nos

J1977 P01 J1977 P02 J1977 P03 J1977 P04 J1977 P05 A

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 **Site History**

2.1 00/00429/1HH - First floor rear extension

Granted

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Kimpton Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached, two-storey dwelling on the east side of Beech Way in a residential part of St Albans. Gardens exist to the front, side and rear, as does a driveway.

4.2 **Proposal**

- 4.2.1 Single storey front and rear extensions following demolition of existing front and rear elements. External rendering.
- 4.2.2 Materials mostly set to match existing.

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

- 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 single storey rear extension would have a width of approx. 5.0m, extend approx. 3.6m in depth with a rear gable pitched roof with an eaves height of approx. 2.4m and a peak at approx. 4.0m.

- 4.3.4 The proposed front extension would have a width of approx. 2.0m, extend approx. 2.3m in depth from the front wall with a gable, double pitched roof with an eaves height of approx. 2.4m and a peak at approx. 3.4m.
- 4.3.5 The proposed extensions will have facing brickwork and interlocking concrete roof tiles to match. The proposed windows and doors to the side and front elevations would be white framed uPVC / double glazed. The proposed windows and doors to the proposed rear extension would be grey aluminium framed / double glazed. The proposed 2no. rooflights would be grey aluminium framed by velux.
- 4.3.6 The existing front, first floor tile hanging would be replaced by rendered infill panels.
- 4.3.7 In my view, the scale of the proposed extensions and rendered infill panels would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.
- 4.3.8 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.9 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.
- 4.3.10 The proposed rear extension would be set in from the boundary with 2 Beech Way by approx. 2.2m, be well set in and mostly obscured by vegetation from 62 and 64 Kimpton Road and be fully obscured by a tree line from 4 and 6 Blackmore Way. As such, it would not result in any unacceptable loss of light or privacy or be considered overbearing. The rooflights would not provide a vantage point for overlooking of neighbouring amenity. The front elevation of the house is well set in from the front of boundary and is partially obscured by vegetation; when paired with the sympathetic nature of the proposed development to the front elevation no unacceptable harm will be caused to neighbour amenity.
- 4.3.11 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.

4.3.12 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

4.3.13 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.14 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

4.3.15 4.3.15 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 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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.

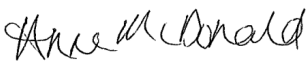
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 December 2024	