

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00418/FPH	Part two storey and single storey rear extension. Single storey front infill extension with open sided front porch, alterations to fenestration, external rendering, and removal of existing side lean to.	6 Blackmore Way Blackmore End St Albans Hertfordshire AL4 8LJ

Submitted Plan Nos

DRS-387-04 DRS-387-05 DRS-387-01 DRS-387-02 DRS-387-03

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 96/00226/1HH - Two storey side and rear extensions.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation:** None received.

3.2 **Kimpton Parish Council:** No comments.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey detached dwelling located on Blackmore Way, Blackmore End, St Albans. The application site benefits from a driveway, a garage and a front and a rear garden.

4.2 **Proposal**

- 4.2.1 Part two storey and single storey rear extension. Single storey front infill extension with open sided front porch, alterations to fenestration, external rendering, and removal of existing side lean to.

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. 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 Following the removal of the existing lean to, the proposed rear extensions would near match the width of the existing dwelling. The proposed two storey element would be situated above the existing single storey element matching the depth, height and roof form of the existing two-storey element. The proposed single storey element would match the depth, height and roof form of the existing single storey element. The design includes 2no. rooflights. The proposed external materials are set to match existing bar the replacement of white uPVC rear French doors with powder coated aluminium.

- 4.3.4 The proposed front porch would infill the existing porch below the first-floor projection, matching existing materials and would create a new oak canopy extending a further 1m. The proposed canopy would have a dual pitched roof with an eaves height of 2.4m and a peak height of 3.75m. The design includes 2no. side lights and the replacement of the existing timber front door with composite.
- 4.3.5 The proposed alterations to fenestration include: to the front elevation, a smaller replacement first-floor window; to the side elevation, the removal of 2no. ground floor windows and 1no. new ground floor window; to the rear elevation, the replacement of all ground floor fenestration with 3no. French doors with sidelights.
- 4.3.6 The proposed development, in my view, is sympathetic to the existing dwelling in terms of scale, form and materials. As such, the proposed development complies with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 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.
- 4.3.6 Regarding neighbour amenity, the proposal brings additional bulk closer to the western shared boundary line; however, this would not be largely above existing, would remain sufficiently set away from the boundary and would extend no deeper than the existing built form to the western neighbour. As such, it is not considered that the proposal would result in an unacceptable level of harm to neighbour amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.7 Therefore, the proposed development complies with Policy D3 of the NHLP.

Highways and Parking:

- 4.3.8 The development does not indicate an increase in the number of bedrooms. The parking arrangements remain unaffected. Therefore, with regard to Policy T2 of the NHLP, there would be no parking concerns arising from this proposal.

Environmental Implications

- 4.3.9 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:

- 4.3.10 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 In the absence of material planning reasons to the contrary, it is my view that planning permission is **GRANTED**.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 April 2026	