

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02929/FPH	First floor rear extension.	17 Blackmore Way Blackmore End St Albans Hertfordshire AL4 8LJ
<u>Submitted Plan Nos</u>		
24-022_PL_001A 24-022_PL_010 24-022_PL_011 24-022_PL_012 24-022_PL_030 24-022_PL_031 24-022_PL_110 24-022_PL_111 - 24-022_PL_112 24-022_PL_130 24-022_PL_131		

1.0 **Policies**

D3 Protecting living conditions

T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

2.0 **Site History**

2.1 Various applications for extensions.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Parish Council** – No comments.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 17 comprises a detached dwelling to the south of Blackmore Way, Blackmore End.

4.2 **Proposal**

4.2.1 Planning Permission is sought for the erection of a first floor rear extension.

4.2.2 Materials of construction are proposed to be matching clay tiles, hung tiles and black windows.

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 proposed development would be located to the rear elevation of the host dwelling. It would feature a half hip and scale to reflect the existing gable to the left-hand portion of this elevation. Materials of construction are proposed to match existing, and a bay window is proposed. The development would enlarge an already large dwelling, and would feature a ridge height to match the height of the main dwelling. I consider that its siting, scale and half-hip would result in a suitably subservient form of development. The sympathetic scale, form and materials of construction of the development would result in it being acceptable in design terms, and would not detract from the appearance of the street scene or the host dwelling.
- 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 The proposed extension would be set centrally within the site, and would not significantly enlarge the built envelope of the dwelling. It would be set some distance from the west and eastern boundaries of the site, and would therefore not significantly overshadow or dominate neighbouring dwellings. Outlook from the extension would not be to the side, and would therefore not significantly overlook neighbouring curtilages. The relationship between the extension and neighbouring occupiers is considered to be acceptable. No neighbour representations were received.
- 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.

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.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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: 18 February 2025	