

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01227/FPH	Alterations to existing detached garage fenestration to include insertion of dormer windows and installation of external staircase.	Mulberry House 22 Kimpton Road Blackmore End St Albans Hertfordshire AL4 8LD

Submitted Plan Nos

Location Plan KPR-01 KPR-02 KPR-04

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 08/02122/1 - Retention of re-positioned and enlarged detached double garage as variation to that approved under Planning application no. 07/01364/1 granted 18.07.07. (as amended by plan received 5.3.09).

Conditional Permission

- 2.2 07/01364/1 - Five bedroom detached dwelling with basement and detached double garage following demolition of existing dwelling. (as amended by plan received 5 & 16.7.07).

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 situated on Kimpton Road, Blackmore End, St Albans. The site benefits from a large driveway, detached garage, and large rear garden.

4.2 **Proposal**

- 4.2.1 Alterations to existing detached garage fenestration to include insertion of dormer windows and installation of external staircase.

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 and outbuildings to incorporate a 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 proposal would see alterations to the detached garage by the introduction of 2no. modest dual-pitched roof dormer windows, the replacement of the 2no. garage doors with a single garage door, the introduction of a side elevation external spiral staircase and the replacement of the west side elevation upper floor window with a half glazed door. The proposed external materials are set to match existing. The proposal would be somewhat visible to the public realm. The proposal does not indicate that the loft room will be used as separate habitation. The detached garage would remain subservient to the host dwelling.

4.3.4 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. The proposal is considered to comply 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 development is set away from all boundary lines and acceptable in scale. The site is well screened by vegetation. An element of overlooking may increase from the staircase, but this would be to a neighbouring driveway. It is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.

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

Highways and Parking:

- 4.3.8 The development does not include an increase in the number of bedrooms. The application site would maintain sufficient parking for a minimum of 2no. spaces. Therefore, regarding Policy T2 of the NHLP, no parking issues would arise from the 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 July 2026	