

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01029/FPH	Two storey rear extension and front/side extension with integrated garage with habitable room above and single storey front extension following demolition of existing double garage. Alterations to fenestration, roof and external cladding. hardscaping works. (amended plans received 18.06.2026).	27 Beech Way Blackmore End St Albans Hertfordshire AL4 8LY

Submitted Plan Nos

01 100 301A

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 24/02820/FPH - Erection of detached triple garage with office space above following demolition of existing garage.

Granted

3.0 **Representations**

- 3.1 **Neighbour Consultation** – 2 received (nos.26 and 28 Beech Way) in objection (to old scheme, since amended)

- ☐ Scale/Overbearing impact
- ☐ Increase in shading
- ☐ Concerns about 'habitable room'

Objection from no.28 removed since amendments made.

- 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 Beech Way, Blackmore End, St Albans. The site benefits from a driveway, detached double garage, side and rear gardens. The site does not lie within a Conservation Area.

4.2 **Proposal**

- 4.2.1 Two storey rear extension and front/side extension with integrated garage with habitable room above and single storey front extension following demolition of existing double garage. Alterations to fenestration, roof and external cladding. hardscaping works. (amended plans received 18.06.2026).

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 proposed external material changes would see the Country Cream style bricks with hanging tile elements changed to a majority Belgravia Gault Blend brick with Cedar wood cladding to the first floor; Country Cream style bricks would be retained the elements of the dwelling unaffected by extensions. The proposed material palette for the extensions is Belgravia Gault Blend brick with Cedar wood cladding to the first floor for the walls, Sandtoft, Huber plain clay roof tile in Natural Red for the roofs, sand coloured flush casement uPVC for the windows and black aluminium for the doors. Alterations to fenestration include: to the side elevation, a replacement external door, the removal of a ground floor and first-floor window, a replacement first-floor window; to the rear elevation, repositioned first-floor windows, a through eaves gable window and a larger replacement bi-fold door; to the front elevation a first-floor window would be replaced with a larger glazing element, apex glazing would be introduced to the gable projection and the front entrance door would be moved. Additional hardstanding is proposed to provide a larger rear/side patio area and to serve the new front entrance.
- 4.3.4 The proposed two-storey front/side extension would match the existing rear depth of the dwelling and extend to the front depth of the existing garage (set to be demolished) and would have a dual-pitched gable end roof with an eaves height of 2.9m and a ridge height of 6.6m. The design includes 6no. rooflights and front high-level apex glazing. An additional front elevation first-floor alteration includes the reduction of the gable to the existing projection by reducing the eaves and ridge height. The proposed single storey front extension would have a flat roof and infill the space currently occupied by the pitched roof canopy.

- 4.3.5 The proposed two-storey rear extension would have a depth of 2.5m, a width of 5.5m and would have a dual pitched gable end roof form, matching the existing eaves and ridge height.
- 4.3.6 The proposal introduces a large amount of timber cladding, which has precedent in locality as a garage gable material. While the immediate locality is relatively uniform, first floor extensions over garages are prevalent. Precedent exists along Beech Way for red roof tiles and differing brickwork. While extensive, the development would still fit comfortably and centrally within the plot; the closed encroachment would be to the northern boundary line which marks the rear boundary of a large, long garden. The development would come no further forward than the existing built form; although this would be at a greater height, the low eaves height of the front extension should mitigate a sense of dominance on the streetscene. Therefore, in my view, the proposal is considered to be acceptable in design terms and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. While the development may not strictly be fully subservient, as a whole, the proposal is not considered to contradict the spirit of Policies D1 and D2 of the NHLP or Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.7 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.
- 4.3.8 Regarding neighbour amenity, the development predominately runs along or above existing built form. The rear extension runs along the garage to no.30. The front extension comes no closer to no.28 than existing built form; although this would be at a greater height, the low eaves height and distance from the dwelling should mitigate a sense of dominance. The first-floor room being used as 'habitable space' is within an expected use for the extension and is unlikely to cause additional material harm in terms of noise or overlooking than already exists. Given the 1no. new first-floor side elevation window replaces 2no. existing windows and the height of the front apex glazing, this should not materially affect overlooking. Given the existing built form and distance from the neighbouring dwellings, any additionally shading caused by the development is considered acceptable. Therefore, 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.
- 4.3.9 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 The application site would maintain a large driveway and double garage such that the provision of over 2no. parking spaces is maintained. Therefore, regarding Policy T2 of the NHLP, no parking concerns would arise from this development.

Environmental Implications

- 4.3.11 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:

- 4.3.12 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 July 2026	