

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01074/FPH	Part two storey and part single storey rear extension and single storey side extension following demolition of existing side element and chimney. Alterations to existing attached garage to include alterations to fenestration and insertion of side rooflights following removal of existing garage doors to facilitate garage conversion into ancillary annexe/games room. Alterations to openings (as a variation of planning permission 24/02447/FPH granted 16.01.2025)	6 The Drive Blackmore End St Albans Hertfordshire AL4 8LF

Submitted Plan Nos

Location Plan (1) Existing Attached Garage Plan Existing Front; Rear and both Side Elevations Existing First Floor Plan Existing Ground Floor Plan Existing Roof Plan BEW/2024/01 BEW/2024/02 - Rev A BEW/2024/03 - Rev A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
NE4	Biodiversity and geological sites
SECN12	Achieving well-designed places
SECN15	Conserve + enhance natural environment
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability
SP12	Green infrastructure, landscape and biod

2.0 **Relevant site history**

- 2.1 24/02447/FPH - Part two storey and part single storey rear extension and single storey side extension following demolition of existing side element and chimney. Alterations to existing attached garage to include alterations to fenestration and insertion of side rooflights following removal of existing garage doors to facilitate garage conversion into ancillary annexe/games room. Alterations to openings – Approved 16/01/25.
- 2.2 15/00397/1HH - Detached three bay car port – Approved 16/04/15.
- 2.3 12/02655/1PUD - Alterations to part of existing garage to facilitate conversion to habitable accommodation – Approved 11/01/13.
- 2.4 86/00364/1 - Erection of two storey side and replacement single storey rear extension, garage and additional bedroom in roof space as variation to previous permission – Approved 10/04/86.
- 2.5 82/00098/1 - Erection of two storey side extension and reconstruction of garage – Approved 08/03/82.

3.0 **Representations**

- 3.1 **Parish Council** – No comment.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey detached dwelling with a pitched roof on a spacious plot. Rear party boundaries are 2m high fences and some higher vegetation. The site is in a residential area comprised of detached dwellings.

4.2 **Proposal**

- 4.2.1 A two and single storey rear extension and a single storey side extension with pitched roofs, the conversion of an attached double garage to a habitable room with altered openings and new rear rooflights, and altered and new first floor side windows. The number of bedrooms would be increased from four to five. The proposal seeks to alter the plans approved by planning permission 24/02447/FPH.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, neighbour amenity, parking, and ecology.

Design

- 4.3.2 As stated above, this application proposes to alter the plans approved by planning permission 24/02447/FPH. The changes are to increase the depth of the two storey and attached single storey side extension from approx. 6.5m to 7.6m, and to increase the depth of the single storey rear extension from 2.7m to 3.6m. All other aspects of the 2024 permission remain the same.
- 4.3.3 The proposed increases in depth and size compared to the 2024 permission are small, and the proposed amended extensions are considered to remain in keeping with the character and appearance of the dwelling and locality. The other proposed alterations remain acceptable. The design is acceptable. The proposal would therefore comply with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.4 The 2024 planning permission was considered acceptable regarding impacts on neighbour amenity. The proposed increases in depth of the rear and side extensions would be relatively small, and it's not considered that they would be noticeable or result in materially greater impacts to the nearest dwellings due to the distance of the extensions from those dwellings.
- 4.3.5 The new first floor side windows facing towards No. 4 shall be required to be obscure glazed by condition, as was the case with the 2024 permission. The other elements of the proposal remain acceptable. The proposal is not considered harmful to amenity. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.6 The number of bedrooms will be increased from four to five. The site will however have parking provision for at least two cars, which complies with minimum parking standards. Parking provision will be acceptable, and complies with Policy T2 of the Local Plan.

Ecology

- 4.3.7 The application was submitted with a bat survey, which did not find bats or evidence of their use of the building, including in the single storey part of the dwelling to be demolished.
- 4.3.8 Bat activity season is from May to August/September therefore bats may be present, although the likelihood is considered small due to the small area of the dwelling bats could roost in, the bat survey not finding bats or roosts, and the more urban location of the dwelling.
- 4.3.9 A significant material consideration is recently granted planning permission 24/02447/FPH, which did not require further surveys etc. by condition, and can be implemented. That permission included an informative advising the applicant of general responsibilities relating to bats in respect of demolition and construction works, and the same informative can be added here. The proposal is considered acceptable with regard to ecology. The proposal complies with Policy NE4 of the Local Plan and Section 15 of the NPPF.

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**.

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.

4. The new and enlarged first floor east side windows facing towards No. 4 The Drive shall be obscure glazed.

Reason: In the interests of privacy and amenity. To comply with Policy D3 of the Local Plan.

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.

Informative/s:

1. Prior to the demolition, it's advised to carry out further surveys as set out in the submitted bat survey. Should bats or evidence of them be found, works should cease immediately, and the advice of a qualified ecologist should be sought. A licence may need to be obtained from Natural England.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 June 2025	