

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Tabitha Kaye.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                                  | APPLICATION SITE                                                       |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| 26/00180/FPH             | Insertion of 2 no. ground floor front windows following removal of existing garage door to facilitate garage conversion. Erection of single storey side lean-to extension. Erection of detached outbuilding in front garden. Alterations to fenestration throughout. | 29 Beech Way<br>Blackmore End<br>St Albans<br>Hertfordshire<br>AL4 8LY |

### **Submitted Plan Nos**

21042.00.002 Rev A 21042.00.050 21042.00.100 Rev A 21042.00.001

### **1.0 Policies**

|        |                                         |
|--------|-----------------------------------------|
| SECN12 | Achieving well-designed places          |
| SECN14 | Meeting climate change,coastal,flooding |
| SP9    | Design and Sustainability               |
| D1     | Sustainable design                      |
| D2     | House exts, replcmnt dwellings outbuild |
| D3     | Protecting living conditions            |
| T2     | Parking                                 |

## 2.0 **Site History**

- 2.1 21/03076/FPH: Extension to existing front porch, erection of a pergola to front elevation, replace existing attached garage door with windows to facilitate conversion into habitable accommodation, alterations to existing fenestration and addition of timber to exterior of all four elevations. Erection of detached front elevation shed. Conditional Permission.
- 2.2 85/00470/1: Erection of two storey front extension, entrance porch and dormer window. Conditional Permission.

## 3.0 **Representations**

3.1        **Neighbour Consultation** – None received at the time of writing report.

3.2        **Kimpton Parish Council** – No observations.

#### 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. The site benefits from a front garden area with parking provision, as well as a rear garden. The rear garden is enclosed by close boarded timber fencing of approx. 2m in height, which extends along the east and west boundaries. The east boundary along the front curtilage, and the south boundary, is treated by mature vegetation.

4.1.2    The site is within the Blackmore End settlement boundary, where development is supported in principle.

##### 4.2        **Proposal**

4.2.1    Insertion of 2 no. ground floor front windows following removal of existing garage door to facilitate garage conversion. Erection of single storey side lean-to extension. Erection of detached outbuilding in front garden. Alterations to fenestration throughout.

##### 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;
- Highways and parking matters;
- The impact of the proposed development on the environment.

### Design

- 4.3.2 Policies D1 and D2 of the NHLP require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with paragraph 135 of the NPPF.
- 4.3.3 The application proposes the insertion of 2no. windows in place of the existing garage door to facilitate a garage conversion. All existing uPVC windows are to be replaced with plain, powder coated aluminium casement windows. To the rear, the existing windows and French doors are to be replaced with a series of 3no. bi-fold style doors. A door is proposed to the west elevation. The scale, placement and design of the proposed windows and doors would befit the character of the dwelling and are therefore acceptable.
- 4.3.4 The proposed lean-to extension would be positioned between the east elevation and east boundary. The extension would measure 5m in depth, 2m in width, 2.2m to the eaves and 4.3m to the ridge. The front elevation would be stepped back slightly from the front elevation of the existing front gable projection. The extension would have a steep mono-pitch roof to mimic the roof form of the main dwelling. Materials are to match the main dwelling. Therefore, the proposed extension would be both sympathetic and subordinate to the main dwelling and would not impact the street character.
- 4.3.5 The proposed dual-pitched front shed would be sited in the front garden along the south boundary. The shed would be finished with timber cladding and measure 2m to the eaves, 3m to the ridge, 3.5m in depth and 5m in width. Garage doors would face the dwelling. The scale of the shed would be appropriate in the context of surrounding development, with its impact on the street scene being minimised further by being set back from the highway and screened by existing south boundary treatments. Therefore, the proposed shed is acceptable in design terms.
- 4.3.6 The proposal is considered to accord with Policies D1 and D2 of the Local Plan, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

### Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation

measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.

- 4.3.8 The proposed changes to the fenestration would not intensify the existing relationship between the dwelling and neighbouring residences in respect to overlooking. No windows are proposed to the east elevation of the proposed side extension. Notwithstanding this, outlook to the east would be curtailed by the existing east boundary fence.
- 4.3.9 The scale and sitings of the proposed side extension would not cause unacceptable overshadowing or overdominance to the east. The proposed shed would be sited parallel with the front garden of neighbouring property, no.30 Beech Way, and would be screened by the south boundary treatments. Therefore, the proposed shed would not adversely impact the amenity space of neighbouring dwellings.
- 4.3.10 All elements of the proposal therefore accord with Policy D3 of the Local Plan and Section 12 of the NPPF.

#### Highways and Parking

- 4.3.11 The proposal would not increase the number of bedrooms, or impact the existing parking arrangements on site, and therefore meets the requirements of Policy T2 of the NHLP.

#### Environmental Implications

- 4.3.12 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design', for which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

#### Biodiversity Net Gain (BNG)

- 4.3.13 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 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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 detached front outbuilding hereby permitted shall only be finished in dark brown/black timber cladding as stated on the application form and by email dated 19/03/26 and thereafter shall be retained as such, unless otherwise agreed in writing

by the LPA.

Reason: To ensure that the building is in-keeping with the host property and 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.

|                                                                                                                             |                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 19 March 2026</p>                                                                |                                                                                                                                                 |