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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Thomas Howe.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                             | APPLICATION SITE                                              |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| 25/01910/FPH             | Two storey front and side extension,<br>two storey side extension and first floor<br>rear extension including Juliet balcony<br>and front porch following demolition of<br>existing garage. Alterations to<br>fenestration and external render and<br>cladding. | 16 Blackmore Way<br>Blackmore End<br>Hertfordshire<br>AL4 8LJ |

**Submitted Plan Nos**

923\_001 923\_002\_Rev C

**1.0     Policies**

D1                     Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T1 Assessment of transport matters

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

## 2.0 **Site History**

2.1 21/00369/FP - Erection of one detached 5-bed dwelling following demolition of existing dwelling. – Conditional Permission

## 3.0 **Representations**

3.1 **Neighbour Representations** – None received.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 No. 16 comprises a detached two storey on the northern side of Blackmore Way, Breachwood Green. The site is not within the Green Belt.

### 4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- Two storey front and side extension, two storey side extension and first floor rear extension including Juliet balcony and front porch following demolition of existing garage.
- Alterations to fenestration and external render and cladding.

### 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 alter the appearance of the dwelling, from a chalet bungalow to a two-storey dwelling. The local street scene comprises a mix of dwelling sizes and types, and I consider that the proposal would suitably sit within this street scene. Furthermore, in terms of the built form, hipped roofs and various window openings to principal elevations are a common feature along Blackmore Way. It is noted that the proposal would significantly enlarge the floor area and built bulk of the dwelling, however, given the complementary built form, and the wide and deep plot, I do not consider that the works would be disproportionate. Given the ridge height proposed, I do not consider that the proposals would lack subservience. Details of the proposed materials of construction have been submitted. These are for cream render to the ground floor and side elevation, and for timber cladding in sage colour. I consider that the appearance of these materials would be acceptable and would be supported given the varied materials pallet found locally, and the traditional nature of their appearance.

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 application site is neighboured to the east by No. 14 and to the west by No. 18. The proposals would not significantly enlarge the footprint to the rear, but would result in enlargements to the front/side. First floor enlargements to the rear are proposed, and would enlarge the flank bulk of the dwelling. Given that the works would not significantly enlarge the dwelling beyond the existing rear elevations of either neighbouring dwelling, I do not consider that the extensions to the rear would be unacceptably dominating or overshadowing. With regards the extensions to the front/side extensions, some bulk would be visible from principal windows to either neighbour, however, given the separation, and gap to the boundary, I do not consider that harm to No. 14 would be unacceptable. Turning to No. 18, this neighbour is oriented away from No. 16, and the proposed extensions would modestly project beyond the principal elevation of this neighbour. No side windows are present to this neighbour, and the first-floor principal window is not considered to be overshadowed or dominated. First floor side windows are proposed, and would serve bathrooms. Given their use, and their sideward views, I consider it is prudent to condition that these remain obscure glazed to preserve the amenity of neighbouring occupiers. Therefore, privacy is not considered to be harmed. No neighbouring occupiers objected.
- 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.

**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.

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| <p>Signed</p> <p></p> <p>Anne McDonald</p> <p>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 7 October 2025</p>                                                                                                                     |                                                                                                                                                 |