DELEGATED FILE NOTE

CASE OFFICER: ...Kate Poyser.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00905/FPH	Two storey front extension with porch, two storey side extension following demolition of existing extension, single storey rear extension and ancillary works (variation of scheme approved under planning application ref: 17/00834/1HH).	21 Blackmore Way Blackmore End St Albans Hertfordshire AL4 8LJ

Submitted Plan Nos

S0992/01; S0992/02; S0992/03; S0992/04; S0992/10; P0992/11F; P0992/12E; P0992/13E; P0992/14D; P0992/16B

1.0 Policies

LP28 House Extensions

LP30	Replace or Extension Dwellings Countrysi
LP57	Residential Guidelines and Standards
LP6	Rural Areas Beyond the Green Belt
SECN12	Achieving well-designed places
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 Site History

2.1 17/00834/1HH planning permission granted for two storey front extension with porch, two storey side extension following demolition of existing extension, single storey rear extension, dormer window to rear roof elevation to facilitate conversion of loft into habitable space and ancillary works.

3.0 Representations

3.1 Kimpton Parish Council – no comments received.

3.2 Local residents – no comments received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 21 Blackmore Way is a detached house that lies on the corner of Blackmore Way and Brownfield Way. It occupies a large plot with No. 23 to the west and 2 Brownfield Way to the south. Blackmore End lies within the Rural Area Beyond the Green Belt.

4.2 Proposal

4.2.1 This application seeks a variation on the planning permission approved under reference number 17/00834/1HH. This scheme is a reduction on that approved. A single rear extension and a rear dormer window have been omitted. The two storey side extension and front porch would remain. A small stretch of single storey rear extension to enlarge the kitchen/dinner would also remain. Please see drawings.

4.3 **Key Issues**

4.3.1 The key planning considerations relate to the effect of the development on:

- Neighbouring residential amenity;
- The visual amenities of the area.

4.3.2 The proposed two storey side extension would be to the east of the dwelling and as such would not have a significant effect on the living conditions of No. 23.

4.3.3 2 Brownfield Way is side-on to the rear elevation of the application property, at a distance of approximately 40 metres. The omission of the dormer window and rear extension would have even less impact on the living conditions than the approved scheme.

4.3.4 The proposed front elevation would appear unaltered from that approved. The omission of the rear extension and dormer would be appreciated from the side elevation, visible from Brownfield Way. The amendments would result in a development that does not have any significant impact on the appearance of the street scene.

4.4 **Conclusion**

4.4.1 There are no sustainable planning objections to raise to this amended scheme.

5.0 **Recommendation**

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 August 2018	