

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
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	6 The Drive Blackmore End St Albans Hertfordshire AL4 8LF

Submitted Plan Nos

Location Plan Existing Ground Floor Plan Existing First Floor Plan Existing Attached Garage Floor Plan Existing Front; Rear and Both Side Elevation Existing Roof Plan Proposed Ground Floor and Front and Rear Elevations Proposed Side Elevation and First Floor Plan Proposed Block; Roof and Side Elevation Plan Proposed Side Elevation and Roof Plan

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
SP12	Green infrastructure, landscape and biod
SP6	Sustainable transport
SP9	Design and Sustainability
T2	Parking

2.0 **Relevant site history**

2.1 15/00397/1HH - Detached three bay car port – Approved 16/04/15.

- 2.2 12/02655/1PUD - Alterations to part of existing garage to facilitate conversion to habitable accommodation – Approved 11/01/13.
- 2.3 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.
- 2.4 82/00098/1 - Erection of two storey side extension and reconstruction of garage – Approved 08/03/82.

3.0 **Representations**

- 3.1 **Neighbours** – The following objections were received from No. 4 The Drive:
- ☐ Request that all windows that overlook us be obscure glazed.
 - ☐ The owners retain/replace the boundary fencing.
- 3.2 **Ecologist** - I note a Preliminary Roost Assessment has been provided which is welcomed. However, it advises further surveys will be required;
- Presence/likely absence surveys (moderate) will be required (two surveys, three weeks apart), with three surveyors to cover the main building and rear extension of the building B1; these must be undertaken between May to August. If bats are found to be present, one further survey will be required (a minimum of three weeks apart), which can be undertaken in September if necessary.

Please advise the applicant of the need to ensure these issues are addressed and associated information is submitted to the council to allow for determination of the application.

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.

4.3 **Key Issues**

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

Design

- 4.3.2 There are no objections to the new and altered openings as these would be of a design and size in keeping with the character and appearance of the dwelling and will not harm the locality.
- 4.3.3 The proposed two and single storey side and rear extension would not be small, however it's not considered that it would be disproportionate to the main dwelling. The

design of this extension is considered in keeping with the character and appearance of the dwelling, and will not harm the locality due to its rear location and limited visibility. 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 proposed garage conversion will convert the garage to a boot room and games room, which are considered incidental to the main dwelling, and would not be considered to generate harmful amounts of noise or other disturbance. The new front openings would primarily provide views of the site and are not considered harmful. Three rear rooflights are proposed facing neighbouring dwelling No. 4, however these would be at a high level and oblique from No. 4, and will not cause loss of privacy and amenity.
- 4.3.5 Two new first floor side windows and one enlarged first floor side window are proposed facing No. 4. These windows will not cause loss of privacy to rooms of No. 4 itself as that dwelling is sited considerably forwards of No. 6, however the new and altered windows would provide views into the rear garden of No. 4. Two of these windows would serve bathrooms, and the third would be secondary to a bedroom, therefore if permission was to be granted these three windows can be required by condition to be obscure glazed.
- 4.3.6 The proposed rear and side extension will be sufficiently far from No. 8 to the west to not harm its amenity. No. 4 is the other closest dwelling, which is not considered would be harmed by the extension as it is sited relatively far to the south. The proposed plans don't show alterations to the rear boundary fencing, and therefore it can't be reasonably required that the existing fencing is retained or replaced as this is outside the scope of the proposed development.
- 4.3.7 The proposed extension would be more visible from the rear garden of No. 4, however in this case it's not considered harmful as the extension would be set off the boundary, it would be viewed in the context of the already large host dwelling, and it would be at the end of the large rear garden of No. 4 which would limit its impacts. The proposal is not considered harmful to amenity. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.8 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

- 4.3.9 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.
- 4.3.10 The bat survey advised that further surveys will be required between May to August. The submitted bat survey was carried out on 26 September 2024, which is typically beyond bat activity season. At the time of writing this report (in Winter) it's considered that bats will remain absent from the part of the house to be demolished.

- 4.3.11 The present potential impacts on bats and their roosts from the proposed demolition are considered minimal to no risk, and as the part of the building to be demolished is small and as the house is within a larger settlement it's considered that bats would be unlikely to use that part of the building in the future. An informative can however be added advising the applicant of general responsibilities relating to bats in respect of demolition and construction works. 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:

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 January 2025	