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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...William Thompson.....

| <b>APPLICATION<br/>REFERENCE</b> | <b>BRIEF DESCRIPTION OF<br/>DEVELOPMENT</b>                                                                                                                                                  | <b>APPLICATION SITE</b>                                                |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| 25/02348/FPH                     | Single storey extension rear extension following demolition of existing conservatory. Insertion of rooflight to existing side roofslope and alterations to fenestration. External rendering. | 19 Beech Way<br>Blackmore End<br>St Albans<br>Hertfordshire<br>AL4 8LY |

**Submitted Plan Nos**

2505 01 2505 02 2505 03

**1.0 Policies**

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

## 2.0 **Relevant Site History**

2.1 81/01456/1 - Erection of single storey front extension.

**Conditional Permission**

2.2 81/00587/1 - Change of use of agricultural land to garden contained within the curtilage of a private dwelling.

**Conditional Permission**

## 3.0 **Representations**

3.1 **Neighbour Consultation** – None received

3.2 **Kimpton Parish Council** – None received

## 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, St Albans. The application site benefits from a driveway, a garage and a front and rear garden.

### 4.2 **Proposal**

- 4.2.1 Single storey extension rear extension following demolition of existing conservatory. Insertion of rooflight to existing side roofslope and alterations to fenestration. External rendering.

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

#### Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a 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 single-storey rear extension would have a full depth of 5.2m extending 3.0m from the rearmost wall to match the depth of the existing conservatory, a width of 6.0m and have a dual-pitched gable end roof with an eaves height of 2.3m and a peak height of 4.0m. The design includes 2no. rooflights. The proposed external materials are red facing brickwork for the wall to match existing, profiled concrete interlocking roof tiles to match existing, light grey uPVC windows to match the majority of existing and light grey aluminium or uPVC rear bifold doors, colour to match existing.
- 4.3.4 The change in external material would see the use of off-white render to replace the existing brown hanging tile to the front and side elevation. There is existing use of a mix of off-white render and facing brick in the streetscene. As such, the change would not look out of place within the context of the streetscene.
- 4.3.5 Alterations to fenestration include a replacement upper floor front elevation window, a replacement upper floor side elevation window, 2no. new ground floor side elevation windows, a replacement upper floor rear elevation window, 2no. replacement ground floor rear elevation windows and a new side elevation rooflight. The replacement front elevation window would use light grey uPVC which would contrast the existing brown framed windows; however, the light grey would fit more closely with the off-white render and the other dwellings in the immediate locality incorporate lighter coloured front elevation uPVC windows. As such, the change would not look out of place within the context of the streetscene.

- 4.3.6 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.7 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.8 As the proposed rear extension would not be materially larger than the existing conservatory and that the replacement/new windows would not cause additional harm in terms of overlooking than existing, it is not considered that the proposal would cause unacceptable harm to neighbour amenity as to be objectionable in terms of overdominance, shading or loss of privacy.
- 4.3.9 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 The development does not include an increase in the number of bedrooms; therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.11 The proposed development is not large enough in scale to cause 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:

- 4.3.12 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 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

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.

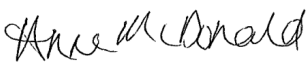
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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>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> 14 November 2025</p>                                                               |                                                                                                                                                 |

