

Planning Applications

<https://pa2.north-herts.gov.uk/online-applications>

Response required by 15th June

Application Number: 24/01055/FPH

Full Permission Householder: Creation of first floor rear balcony area

Address: 14 Kimpton Road, Blackmore End, St Albans, Hertfordshire, AL4 8LD

For plans and associated documents <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDFCWBLK00Y00>

Response required by 5th July

Application Number: 24/01242/FPH

Full Permission Householder: Two storey side/rear extension and part single storey rear extension including juliet balcony following demolition of existing single storey rear extension. Alterations to existing detached garage to include new opening and single storey side extension. Erection of detached rear garden room outbuilding. Replacement windows and doors throughout.

Address: 17 Lawn Avenue, Kimpton, Hitchin, Hertfordshire, SG4 8QD

For plans and associated documents <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SELMEO1KHFJ00&prevPage=inTray>

Planning Decisions by NHC

Application: 24/00852/FPH

Proposal: Part three storey and part single storey rear extension following demolition of existing rear element. Rear roof extension and insertion of two front rooflights to facilitate loft conversion. Alterations to fenestration.

Location: 76A High Street, Kimpton, Hertfordshire, SG4 8QW

Refused Plan Nos: 24011 – 001, 24011 – 010

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 16 April 2024.

1. The proposal by reason of its design, size and siting would be detrimental to the character and appearance of the dwelling and the surrounding area contrary to Policies D1 and D2 of the adopted North Hertfordshire Local Local Plan 2011 - 2031, and Section 12 of the National Planning Policy Framework.

PARTICULARS OF DEVELOPMENT

Application: 24/00797/FP

Proposal: Erection of one detached 3-bed dwelling including installation of vehicular crossover. (Amended plan received 09/05/24).

Location: Land At 51 Beech Way, Blackmore End, St Albans, Hertfordshire, AL4 8LY

Refused Plan Nos: 23/068/101 23/068/102 23/068/103

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 19 April 2024.

1. By reason of its restricted plot size and limited useable garden area the proposed dwelling would appear cramped and an overly urban form of development that would be at odds with the prevailing pattern of development. As such the proposed development would be an overdevelopment of the site and harmful to the character and appearance of the area contrary to Policies SP9 and D1 of the Local Plan 2011 - 2031 and Section 12 of the National Planning Policy Framework (2023).

2. The proposed development would, by reason of its close proximity to No. 1 The Drive to the north, result in an overbearing impact, loss of sunlight to a garden area and the perception of overlooking to the detriment of the residential amenity enjoyed by existing residential occupiers. As a consequence the proposed development would be contrary to the provisions of Policies of D1 and D3 of the Local Plan 2011 - 2031.

3. The proposed development would be likely to result in future pressure to remove trees covered by a Tree Preservation Order that contribute to the visual amenities of the area. As such the development would be harmful to the character and appearance of the area and contrary to the provisions of Policy SP9 and D1 of the North Herts Local Plan 2011 - 2031.