DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00932/FPH	New hardstanding and landscaping works to facilitate creation of new driveway in front garden.	11 Brandles Road Letchworth Garden City Hertfordshire SG6 2JA

Submitted Plan Nos

1211-PP-01; 1211-PP-02

1.0 Policies

2.0 **Site History**

2.1 **14/02643/1HH** Single storey rear extension and part garage conversion. **GRANTED**

3.0 **Representations**

3.1 No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 11 Brandles Road is a detached dwelling on the north side of Brandles Road. The property is flanked by neighbouring properties of 9 and 13 Brandles Road, both detached properties. The host property has an existing driveway and vehicle access.

4.2 **Proposal**

4.2.1 Planning permission is sought for a new hardstanding and landscaping works to facilitate the creation of a new driveway in the front garden.

4.2.2 Materials include random stretcher course in Graphite with Solider Course.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact the proposed new hardstanding would have on highway safety and whether the works are visually appropriate.

4.3.2 I consider the main issues to be taken into account in the determination of this planning application are whether the development is acceptable in this location in terms of the use proposed, amenity value and character of the area. Due to the nature of the development and position in relation to nearby properties, it is not considered that residential amenity would be affected. In conclusion I do not consider that the visual amenity of the surrounding area would be compromised by this proposal.

4.3.3 Adequate drainage has been demonstrated on the submitted drawings with the inclusion of Aco Silver drain to soakaway on the front edge of the driveway. There is also sufficient existing and retained garden area at the front.

4.3.4 It is my view that there would be no impact upon in terms of highway impact. Given the existing driveway and that the proposal does not involve a significant increase to the parking provision this is considered not to have an impact on the local highway network.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary my view is 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.

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: 23 May 2018	