

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01518/FPH	Replace existing brick piers to driveway entrance, widening of existing driveway entrance, replace existing block paving driveway with resin surface finish, associated landscaping, and replace existing front door.	Saxon House 21 The Chilterns Hitchin Hertfordshire SG4 9PP

Submitted Plan Nos

001 003 020 020 (Downtakings) 020 (Rendered) 021 023

1.0 Policies

- D1 Sustainable design
- D2 House exts, replcmnt dwellings outbuild
- D3 Protecting living conditions

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Site Notice/ Adjacent occupiers: No responses received

3.2 Highways : 'No objections'

4.0 **Planning Considerations**

Site and Surroundings

Detached property located on the south side of The Chilterns

Proposal

Replace existing brick piers to driveway entrance, widening of existing driveway entrance, replace existing block paving driveway with resin surface finish, associated landscaping, and replace existing front door.

Key Issues

Design:

The proposed works are relatively minor and the materials to be used are appropriate in this Conservation Area / Article 4 location.

Impact on the street scene: Negligible impact given the limited scope of the proposed works.

Impact on neighbours: Negligible impact given the limited scope of the proposed works. Proposals would be generally consistent with Policy D3 of the Local Plan.

BNG: This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Conclusion

The proposed works are relatively minor and their cumulative impact would have little, if any impact on the visual amenities of the locality. Acceptable in planning terms.

Alternative Options

None applicable

6.0 Recommendation

6.1 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:

0. 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:

0. Highway Informatives

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
---	---

Determining Officer	
Date: 16 September 2024	