

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02153/PIP	Erection of one dwelling including vehicular access onto Heathfield following demolition of existing garage and associated works.	38 Heathfield Royston Hertfordshire SG8 5BN

Submitted Plan Nos

481.04

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP2	Settlement Hierarchy and Spatial Distrib
SP5	Countryside and Green Belt
SP9	Design and Sustainability
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 24/01347/FP - Erection of one detached 3-bed dwelling following demolition of existing garage including installation of hardstanding and associated works. – Refused
- 2.2 23/00830/FP - Erection of one single storey 3-bed residential dwelling following demolition of existing garage including alterations to existing vehicular access/driveway and associated works. – Refused - Appeal Dismissed.
- 2.3 19/00667/FP - Erection of single storey three bedroom dwelling with all associated ancillary and landscaping works. – Refused – Appeal Dismissed (Separate plot)

3.0 **Representations**

- 3.1 **Neighbour Representation** – 2x Objection:

- Cites previous objections and refusals at the same site, and echoes these concerns.
- Layout of plots locally does not support proposed development.
- Water run off and potential flooding concerns.
- Concerns regarding construction traffic and their damage to road surface.

3.2 1x Representation:

- Potential harm from increase in vehicle movements.
- Requests suitable drainage provision.

3.3 **Royston Town Council** – No representation.

3.4 **Highways** – Advises on requirements for bin drag distances and refuse collection together with suitable surface materials for access. Requests suitable parking provision and layout.

3.5 **Environmental Health:**

Noise – No comment.

Land contamination – Recommends condition. No objection.

Air Quality - Recommends EV charger condition. No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 38 comprises a detached chalet bungalow within the built-up area of Royston. The site backs onto Green Drift, a residential road to the north of Heathfield. At present, No.38 benefits from a driveway to the side and a detached garage building at the end of this driveway, with this being accessed off a dropped kerb.

4.1.2 The road predominantly comprises detached dwellings within a consistent building line benefiting from large front and rear gardens. No. 40 sits forward of an existing dwelling that backs onto Green Drift, with both dwellings being accessed off No. 40's driveway.

4.2 **Proposal**

4.2.1 This application seeks Permission in Principle for the erection of a detached dwelling following the demolition of an existing garage.

4.3 **Key Issues**

4.3.1 Government advice details how the consideration of applications for Permission in Principle are limited to location, land use and the amount of development.

Location:

- 4.3.2 Local Plan Policy SP1 supports the principle of sustainable development within the district to ensure that key settlements deliver housing among other benefits.
- 4.3.3 The NPPF supports achieving sustainable development provided social, economic and environmental objectives are met. Given that the site is within Royston, a settlement, it is considered that suitable amenities, public transport links and employment opportunities would be available to future occupiers to this site. A private vehicle would not be required for all journeys within the local area, and would therefore reduce environmental impacts of the development.
- 4.3.4 It is considered that the site is in a suitably sustainable location, and the site is already in residential use. Therefore, it is considered that the residential development is appropriate in this location.

Land Use:

- 4.3.5 The proposed dwelling would be situated within the rear garden area of No. 38 Heathfield, backing onto Green Drift. Policy SP2 of the Local Plan states that the majority of the district's housing development will be located within the settlement boundaries of the major towns. Royston is one of these major towns and the site is within the defined settlement boundary of Royston. As such, it is considered that the site is sustainable and is appropriate for the provision of new housing development. The principle of development is therefore acceptable, in accordance with Policy SP2 and subject to other material planning considerations.
- 4.3.6 Heathfield and the surrounding roads comprise residential roads and are dominated by detached dwellings. The land use, as residential development is consistent with the prevailing land use of the area.
- 4.3.7 It is considered that the land use is appropriate for this area.

Amount of Development:

- 4.3.8 This Permission in Principle application is asking the LPA whether an additional dwelling in this established residential plot is an acceptable amount of development. Based on the planning history to date, which includes two refused applications (23/00830/FP and 24/01347/FP), one of which was dismissed at appeal, the erection of a dwelling in this location is considered to be unacceptable due to the impact of the dwelling on the locality and the grain and character of the area, by reason of its back-land nature. As such, the Council would have to conclude that the amount of development in this location, namely for 1 additional dwelling within the plot of no.38, is not an acceptable amount of development and would be contrary to policies D1, D3 and SP9 of the Local Plan 2011-2031 and Section 12 of the NPPF.

4.4 Conclusion

- 4.4.1 The proposed development would result in an unacceptable amount of development that would harm the character of the locality. It would therefore run contrary to the requirements set by Policies D1, D3 and SP9 of the Local Plan 2011-2031 and Section 12 of the NPPF. Refuse planning permission.

4.5 **Alternative Options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That planning permission be **REFUSED** for the following reasons:

1. By reason of the back-land position of the proposed dwelling, together with the prevailing grain of development locally predominantly comprising single dwellings on spacious plots, an additional dwelling in the plot of no.38 would appear overly cramped, contrived and be at odds with the character of this part of the Heathfield. The proposal would therefore conflict with Policies D1, D3 and SP9 of the Local Plan, as well as Section 12 of the National Planning Policy Framework.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 December 2024	

