

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02315/FPH	Installation of front hardstanding (Development already carried out).	55 Periwinkle Lane Hitchin Hertfordshire SG5 1TZ

Submitted Plan Nos

1120 - 01 1120 - 02b

1.0 Policies

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Consultation** – None.

3.2 **Herts Highways** - Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission. This is a retrospective application. Having reviewed the boundary line, the area in question is not highway land. Therefore, the highway authority would not wish to oppose the application.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No 55 Periwinkle Lane is a semi-detached dwellinghouse on the north side of the road. There is a large amenity grassed area at the front of these dwellinghouses onlong Periwinkle.

4.2 **Proposal**

4.2.1 The application seeks approval for the installation of front hardstanding – development has already been carried out.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

4.3.2 The visual impact of the formation of additional hardstanding over the grassed amenity area is an unfortunate addition in my view and has a negative impact on the visual amenity of the streetscene. There are a number of crossovers and driveway serving other nearby dwellings along Periwinkle Lane and I would not wish other dwellinghouses to extend the hardstanding areas which will have a negative impact and diminish the grass verge further. I appreciate that parking along this stretch of road isn't ideal with many cars parking on across the pavement and on the existing crossovers. However, the refusal of an addition of 12 sq metres of extra hardstanding would not be upheld at appeal in my view therefore I am minded to recommend approval. The materials used for the hardstanding reflect other driveways along Periwinkle and would therefore be sympathetic to these existing driveways in terms of its extent and materiality.

4.3.3 I am therefore satisfied that the design is acceptable, and that I cannot offer a strong reason for refusal.

Impact on Neighbouring Properties:

4.3.4 The proposed development will be of a minor scale and will not have greater impacts than the existing crossovers upon neighbour amenity, therefore I am satisfied that residential amenity would not be affected. No neighbour objections were received.

Highways and Parking:

4.3.5 Hertfordshire County Council (Highways Officer) has not objected to the application. Impacts on the public highway and parking are therefore considered acceptable.

Environmental Implications:

4.3.6 The proposed development will be consistent with the criteria set out in Policy D1 'Sustainable Design' of the North Hertfordshire Local Plan 2011-2031 (NHLP) and will be generally compliant with Section 14 'Meeting the challenges of climate change, flooding and coastal change' of the National Planning Policy Framework (NPPF) 2021.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and compliant with Policies of the Local Plan 2011-2031 and Sections 9 and 12 of the NPPF.

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:

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 December 2024	