

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02675/FPH	Installation of additional vehicular crossover, front boundary wall and entrance gates (development has commenced).	14 Cashio Lane Letchworth Garden City Hertfordshire SG6 1AX

Submitted Plan Nos

Location Plan Existing Site Plan Proposed Site Plan Proposed Front Elevation Plan

1.0 Policies

D1	Sustainable design
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D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places
T1	Assessment of transport matters

2.0 **Relevant Site History**

2.1 16/02584/1HH – Two storey rear extension and replacement pitched roofs over existing garage and entrance porch.

Conditional Permission.

2.2 83/01900/1 - Erection of single storey side extension.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Letchworth Garden City Heritage Foundation** – None received.

3.3 **HCC Highways** – Objection. Comments summarised below:

- Contrary to Hertfordshire County Council's Residential Dropped Kerb Policy.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a detached two storey dwelling on the east side of Cashio Lane in a residential part of Letchworth Garden City. The site is within the Letchworth Croft Lane Conservation Area. The neighbouring dwelling to the north is a Grade II listed building known as Tree Tops, 12 Cashio Lane.

4.2 **Proposal**

- 4.2.1 Installation of additional vehicular crossover, front boundary wall and entrance gates (development has commenced).

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character and Heritage Assets

- 4.3.2 Policies D1 and D2 of the North Herts Local Plan 2011-2031 (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with paragraph 135 of the NPPF.
- 4.3.3 The proposed front gates are of a modest scale and design which do not detract from the visual amenity of the street scene or the wider conservation area or the setting of the neighbouring Listed Building.
- 4.3.4 A number of properties within the wider street scene benefit from dual access or large driveways. I do not consider the proposed hardstanding to appear contrary to the local context and is therefore acceptable in design terms.
- 4.3.5 The proposal is considered to accord with Policies D1 and HE1 of the NHLP, as well as paragraph 135 of Section 12 and 16 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers. The provision of an additional vehicular access and wall/gates to the front of the site would not adversely impact the amenity of neighbouring dwellings and therefore complies with Policy D3.

Highways and Parking

- 4.3.7 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.
- 4.3.8 The Highways Authority have objected to the proposed dropped kerb, providing the following comments:
- 4.3.9 *Additionally, HCC's current Residential Dropped Kerbs Policy (Version 5, June 2025, p.5) states as follows: We do not provide second dropped kerbs...Access points are limited to one per property. If you currently have use of a driveway and/or garage with associated dropped kerb on or immediately next to your property you will be deemed to have an existing dropped kerb.*
- 4.3.10 Therefore, the proposal fails to comply with the HCC Residential Dropped Kerbs Policy (Version 6, dated 10th September 2025), and is contrary to Policy T1 of the NHLP.

Environmental Implications

- 4.3.11 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.12 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 Conclusion

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **REFUSED**.

4.5 Alternative Options

- 4.5.1 None.

4.6 Pre-Commencement Conditions

- 4.6.1 None.

5.0 **Recommendation**

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

1. The proposal fails to comply with Policy T1 of the NHLP, and Hertfordshire County Council's (HCC) Local Transport Plan-4 (2018-2031, May 2018).

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: 5 June 2026	