

Pirton Parish Council

Parish Clerk:

Dr Janine Budd

13 Shillington Road, Pirton, Hertfordshire SG5 3QJ

Email parishclerk@pirtonparishcouncil.org.uk



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William Thompson,  
Planning Officer,  
NHDC,  
Gernon Road  
Letchworth Garden City

Dear Mr Thompson,

**Re: 25/02436/FPH 19 Cromwell Way, Pirton, Hitchin, Hertfordshire, SG5 3RD**

Thank you for consulting the Pirton Parish Council (PPC) on the above application.

We OBJECT to this application.

The property is currently a 3 bedroomed semi-detached house. It differs from similar properties (including the adjoining semi-detached house) insofar as they have driveways for parking alongside the houses. It has a different layout by having a small garage to the rear of the property (not suitable for modern vehicles due to its width) and a small space in front of the garage, which may or may not be suitable for a modern car.

The property has green spaces to the front and side as well as a rear garden.

The proposal is for a substantial twin-storey side extension and a rear single-storey extension as well as a relocated porch and a parking space on the green space to the front of the property. As far as one can tell from the plans, this application will more than double the living area of the existing property. On the first floor, the stated number of bedrooms is 4, but with a study on the first floor which could be repurposed as a bedroom, it is entirely conceivable that this could become a 5 bedroom house.

We have several significant problems with the application.

Firstly, the side extension is disproportionate. It will reach almost to the pavement that curves to the left around the side boundary. In our Pirton Neighbourhood Plan this is governed, among other things, by PNP 3 (Residential Extensions). PNP 3.1. states that any extension must be subservient to the host building, which this is not, and it is also of an inappropriate scale, contrary to PNP 3.2. It must also meet the parking standards of PNP13 as stated in PNP 3.6.

Secondly, we are concerned about parking. The current property has little practical parking spaces. With the increase to 4/5 bedrooms, it will have to meet both NHDC parking standards and PNP 13. This will require a 4/5 bedroom property to have 3 parking spaces. The current application applies for one car parking space to be accessed via a dropped kerb and located horizontally in front of the house, which is not in accordance with neighbouring properties and will not provide the necessary parking spaces for a house of this configuration. It will be prominent in the street scape and contrary to PNP 2.4 (c).

This area of Pirton is particularly subject to congestion by parked cars, often on both sides of the road, and is essential that parking standards are adhered to. We note that to the side of the property there are parking bays, which reduces the ability of the applicants to have parking to the rear. We do not know whether the small garage/parking space to the rear could be developed or whether any side extension could be reduced to allow for parking to the side of the property. However, the proposed parking space to the front of the property is unacceptable for the reasons stated above. In conjunction with the side extension, it would also remove the green space to the front and side.

We believe that the entrance/exit to the proposed parking space also poses safety concerns. The road curves to the left and there would have to be an abrupt turn across the pavement via a dropped kerb, in an area where there are currently parked vehicles to the front and side of the property which could obscure visibility. It is, therefore, contrary to PNP 11.

Finally, the PNP encourages 2 to 3 bedroom properties (see PNP 1.3.) and this would further reduce a dwindling stock of such properties.

For the above reasons, we object to this planning application.

Yours sincerely,

A black rectangular box used to redact the signature of Jill Rogers.

Jill Rogers  
Chairman, Pirton Parish Council