

Pirton Parish Council

Parish Clerk:
Dr Janine Budd
13 Shillington Road, Pirton, Hertfordshire SG5 3QJ

Email parishclerk@pirtonparishcouncil.org.uk



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Tom Rea,  
Planning Officer,  
NHDC,  
Gernon Road  
Letchworth Garden City

Dear Mr Rea,

**Re: 25/02379/FPH 21 Saxon Rise, Pirton, Hitchin, Hertfordshire, SG5 3FA**

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

We OBJECT to this application.

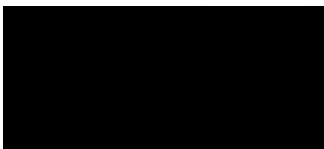
The property is on a relatively new estate in Pirton where it is important that on street parking is discouraged as much as possible. Currently the property is three bedroomed, which requires a minimum of two parking spaces (our Neighbourhood Plan requires three). The proposal is to turn the garage into habitable space, including a fourth bedroom.

Under NHDC rules, a new build of this type would require three parking spaces (please refer to PNP 13, also PNP 3.6 regarding parking and extensions, plus Local Plan Annex 4 Parking Residential Standards). Presumably, the removal of the garage will also limit the provision of secure covered cycle storage (also covered by the above and PNP 2.8). Our concern is that these standards are imposed by ourselves and NHDC for good and valid reasons when new estates are proposed, but within a relatively short space of time these are increasingly negated by subsequent planning applications of this type.

With the removal of the garage, the property will have only one or possibly two parking spaces. We feel that this will inevitably lead to more on-street parking and will set a precedent for further development of this type, as well as diminishing the stock of 2/3 bedroom houses as encouraged by our Neighbourhood Plan (please see PNP 1.3 ).

As a result, we object to this application.

Yours sincerely,



Jill Rogers  
Chairman, Pirton Parish Council