

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01011/FPH	Extension to the existing parking area, replacement of existing concrete driveway with resin bound gravel finish and associated landscaping.	30 The Chilterns Hitchin Hertfordshire SG4 9PP

Submitted Plan Nos

Location Plan 24-015_PL_002 24-015_PL_102 A

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 Applications for works to the main dwellinghouse.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 30 comprises a residential dwelling off The Chilterns, Hitchin.

4.2 **Proposal**

- 4.2.1 Extension to the existing parking area, replacement of existing concrete driveway with resin bound gravel finish and associated landscaping. The finish of the driveway would be 'Addaset Hazelnut'.

4.3 **Key Issues**

- 4.3.1 Principle: Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan
- 4.3.2 Design: The proposal would seek to enlarge the area of hardstanding to the front, and introduce a resin bound driveway in a gravel finish. Other landscaping works are proposed to enable the extension of the driveway. I do not consider that the works would harm the character of the dwelling and would consider that such driveways are a relatively common feature for residential dwellings within the district. Complies generally with Policy D1 of the Local Plan.
- 4.3.3 Impact on the street scene: The works are to the front of the dwelling, but are similar to other dwellings within The Chilterns, as viewed during the site visit. The extent of hardstanding would not result in the overdevelopment of the plot. Harm is not considered to arise to the street scene and the surrounding Conservation Area.
- 4.3.4 Impact on neighbours: None. Would not result in enlargements in bulk from the existing dwelling. Therefore, impacts to light and dominance would not be unacceptable. Outlook would not be altered compared similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.
- 4.3.5 Parking: No loss of parking on-site. Complies with T2 of the Local Plan.
- 4.3.6 BNG: Exempt from BNG requirements.
- 4.3.7 Climate change: Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

- 4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

- 4.5.1 None applicable

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

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: 3 June 2025	