

PLANNING STATEMENT

Proposal:

New vehicle crossover, caravan hardstanding and permeable driveway (part retrospective)

Revision [1] 02/05/2025

Site address:

Land between 1 & 2, West Lane, Pirton. SG5 3RA

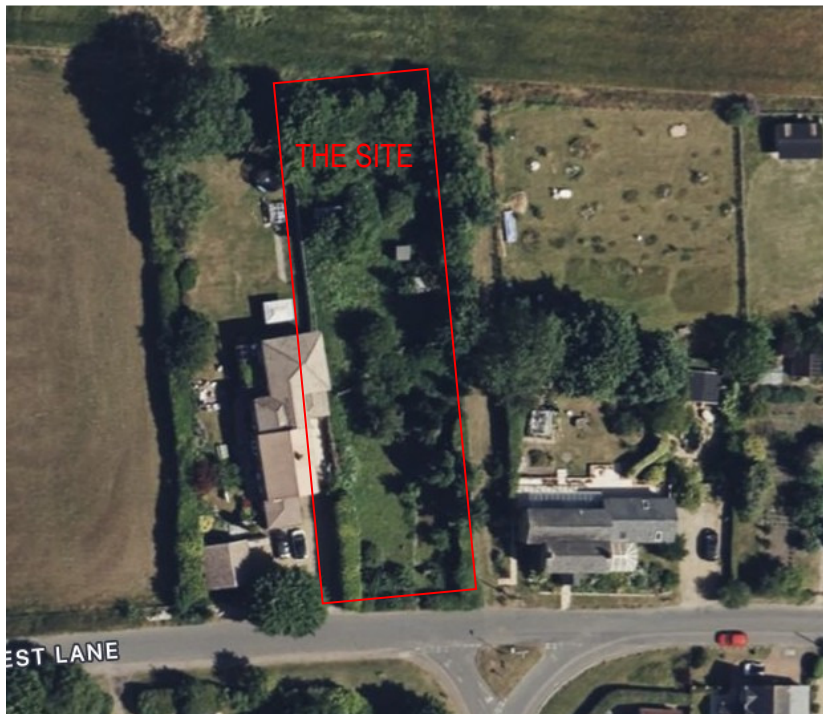
Easting: 514985

Northing: 232117

Background:

This statement has been prepared to support a full planning application submitted to North Hertfordshire Council.

Site location:



Site assessment:

The site is a parcel of land located between 2 existing dwellings on West Lane, Pirton. It benefits from a lawful certificate for the siting of a single static caravan.

Proposal:

The proposal consists of an extension to the existing concrete hardstanding, a permeable driveway and new vehicle cross over from a classified road. Work on the permeable driveway has already been undertaken but work has stopped on site pending submission of this planning application.

Site access and parking:

A new vehicle crossover is proposed along with onsite parking. There is sufficient space to turn and exit the site in a forward gear.

Ecology:

A BNG assessment has been carried out and accompanies this application.

Proposed development statistics:

Site area (within red line)	1283m ²
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Boundary treatment and landscaping:

It is acknowledged that some self seeded trees have already been removed but new soft landscaping would be agreed in consultation with the Local Authority.

Conclusion:

The site benefits from a lawfulness certificate allowing the siting of a single static caravan. The proposed alterations allow the applicant to park off the highway and reduce highway issues.

Existing site image looking North

