DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01124/FP	Erection of one, two bedroom bungalow, provision two car parking spaces, with associated landscaping and ancillary works (as a revision to previously granted application 16/00036/1).	Land Adjacent To 46 Campers Avenue Letchworth Garden City Hertfordshire

Submitted Plan Nos

1; 2; 3

1.0 Policies

LP8	Development in Towns

LP26	Housing Proposals
LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
SECT12	Conserving and enhancing historic enviro
SECT6	Delivering Wide Choice High Quality Home
SECT7	Requiring Good Design
SPDVP	Vehicle Parking at New Development
SPDDS	Design Supplementary Planning Document
XD3	Protecting Living Conditions
XT2	Parking
XHE1	Designated Heritage Assets
XSP1	Sustainable Development in NH

2.0 **Site History**

2.1 **10/00472/1 -** residential development of 38 units, 62 parking spaces, cycle and bin stores, new vehicular access onto West View and associated infrastructure following demolition of entrance building, assembly hall and detached outbuilding granted conditional permission. It was concluded that a new dwelling on this plot would result in harm to the conservation area and subsequently this element was removed from the scheme.

2.2 Permission granted in March 2016 for one three bedroom house with a new vehicular access – see 16/0036/1.

3.0 Representations

3. **Highways Authority –** raise no objections subject to the imposition of conditions and informatives.

3.2 **Waste Management** – raise no objections subject to the imposition of a condition and informatives.

3.3 **Local residents/site notice and press publicity -** none received. (Note that on the previous permission representations were received from 46 & 48b Campers Avenue and 22 Springshott.

4.0 Planning Considerations

4.1 **Site & Surroundings**

4.1.1 The land adjacent to No. 46 Campers Avenue is the former pedestrian rear entrance to Westbury School. This has been closed off since the development of Westbury School and has remained a vacant plot. The site is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought for the erection of one single storey two bedroom detached dwelling. Two car parking spaces are shown on the front.

4.3 **Key Issues**

4.3.1 The key issues in the determination of this application are the principle of the proposed development and the impact of the proposed dwelling on the character of the area and conservation area, neighbouring properties and highways safety.

Principle

4.3.2 The National Planning Policy Framework (NPPF) sets out the presumption in favour of sustainable development and promotes the construction of new housing on previously developed land in sustainable locations. Policies 8 and 26 of the local plan also encourage new housing and particular the re-use of urban land to assist urban regeneration and renewal. Policy 8 of the District Local Plan No 2 with Alterations gives general support for development in the four towns of North

Hertfordshire, including Letchworth, subject to that development meeting the aims of other policies in the plan.

4.3.3 The application site forms part of an area of relatively formal housing layout being located in an urban and very accessible area of the town. I therefore conclude that the principle of development of the site for residential purposes is in general accordance with sustainable development principles as set out in Government guidance and policies forming the development plan.

Conservation

4.3.4 The conservation officer made detailed comments in respect of the previous application and amendments were made to create a better designed scheme. These included the removal of the integrated garage, changes to the location of the front door and porch. The inclusion of a shallow brick plinth and a render finish to the majority of the dwelling. Changes to the location of the car parking spaces due to the location of a telegraph pole and to allow for a better access to the property.

4.3.5 The current proposal further amends the design of the proposed dwelling to a single storey building only and this would have a hipped roof form with a lower section to the front elevation to provide some relief to the design. The property to the east (No.46) is a two storey dwelling but to the west are a pair of small single storey units. There is a variety of hipped and gabled roofs and the properties have painted render finishes. The proposal would not be out of keeping with the area and the single storey design would not be exceptional but would not 'argue' with the architecture of the area. It is considered that the development in design terms would not materially detract from the character and appearance of the area.

Residential amenities of neighbouring properties

4.3.6 Having looked at the previous scheme which with regard to concerns raised by the neighbours in terms of the proposals impact on the living conditions of neighbours, it is my view that the proposed single storey dwelling would not have a detrimental impact on the amenities for the adjoining neighbours or have a negative impact on the daylight and sunlight of the neighbouring properties. The proposed bungalow has no windows (or roof lights) above single storey level and the roof design and height would not cause light issues in this location. I therefore consider the relationship with No 48b and 46 to be acceptable.

The living conditions of future occupiers

4.3.7 In terms of the new residents, it is important to ensure that this development provides a satisfactory living environment. In my view the scheme would be in line with the residential guidelines and standards set out in Policy 57. The proposed garden would have a depth of 14 metres, the amenity space would therefore be acceptable and the property would have more than 75 square metres of amenity space (as recommended by Policy 57).

4.3.8 **Highways and parking**

The Highways Authority was consulted on the current application and raised no objections. Two parking spaces would be provided on site which would meet the requirements of the Supplementary Planning Document: Vehicle Parking at New Development.

4.4 **Conclusion**

4.4.1 Subject to conditions, I consider the proposal is acceptable in terms of its design and form. It would not have a materially adverse impact on the living conditions of neighbours or the character of the area.

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.

3. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

   Reason:To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Class(es) A-E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

   Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

5. No development shall commence until full details (in the form of scaled plans and/or written specifications) have been submitted to and approved in writing by the Local Planning Authority to illustrate the following:
   o Surface water drainage. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: In the interest of highway safety and traffic movement.

6. Before the access is first brought into use, a triangular vision splay shall be provided on each side of the new access and shall measure 0.65 metres along the fence, wall, hedge or other means of definition of the front boundary of the site, and 0.65 metres measured into the site at right angles to the same line along the side of the new access drive. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

   Reason: To provide adequate visibility for and of drivers entering or leaving the site in the interests of pedestrian safety.

7. Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins will be stationed and walk distances for residents including the specific arrangements to enable collection from the kerbside of the adopted highway/refuse collection vehicle access point [or within 5m]. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

   Reason - To protect the amenities of nearby residents/occupiers and in the interests of visual amenity.

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

1. AN) Construction standards for new vehicle access: Where works are required within the public highway to facilitate the new vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration.
   Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx or by telephoning 0300 1234047.

   AN) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to

deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx or by telephoning 0300 1234047

AN) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspxor by telephoning 0300 1234047

2. The surface to the collection point should be uninterrupted, level with no gravel or similar covering, and have a width to enable the easy passage of wheeled bins. For two-wheeled bins this should be 1 metre wide (including doorways), with a maximum gradient of 1:12.

Separate internal storage provision for waste should be provided in kitchen areas to support the recycling of different waste streams to support the National Planning Policy for Waste's requirements to support driving waste up the waste hierarchy.

Storage areas should be conveniently located with easy access for residents - residents should not have to take their waste and recycling more than 30metres to a bin storage area, or take their waste receptacles more than 25metres to a collection point, (usually kerbside) in accordance with Building Regulations Approved Document H Guidance.

For houses, bins should be ordered direct from the Council's contractor 2 weeks in advance of first occupation to ensure they arrive in time for the first residents moving in.

Pull distances to the collection vehicle should not exceed 15m in accordance with BS5906:2005.

Pull distances from the storage point to the collection point should not be within close proximity to parked cars.

The applicant should note that collections occur from the kerbside and residents will be required to present their bins in this location on collection day.

Further advice on waste provision for developments is available on our website. http://www.north-herts.gov.uk/home/planning/waste-and-recycling-provision

Signed	Development Management

 Simon Ellis Determining Officer	North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 June 2018	