



PLANNING STATEMENT

Land to the West side of Burge End Lane, Pirton, SG5 3QN

Job Ref: 25/089

Date: October 2025



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PETER GEORGE TOWN PLANNING



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Section 1: Introduction & Background

Introduction

- 1.1 Peter George Town Planning has been instructed to prepare this planning statement to accompany an application for full planning permission for the erection of a detached dwelling at Land to the West of Burge End Lane, Pirton, SG5 3QN.
- 1.2 The purpose of this statement is to set out the proposals, provide an analysis against relevant national and local planning policy and ultimately make the case as to why planning permission should be granted.

Planning History

Ref.	Proposal	Decision (Decision Date)
24/02885/PRE	Two new two-bedroom dwellings with carports to accommodate four parking spaces, associated landscaping and reconfigured driveway access	N/A
23/00043/PRE	Erection of one 3-bed dwelling with two parking spaces following demolition of garage	N/A



Section 2: Analysis of the Site and Surroundings

The Application Site & Immediate Context

- 2.1 The application site is an undeveloped, rectangular parcel of land to the rear of no.8 Shillington Road, which is one of a terrace of six, two-storey dwellings situated to the south of the site. The site is located within the northern part of the Pirton Conservation Area within Character Area 2: The Northern Farms, and the terrace is noted as being a non-designated heritage asset.



Figure 1 - Site Location

- 2.2 The site is part of the domestic garden of no.8, albeit it is currently overgrown and thus not actively used for this purpose. The eastern edge of



the site is banked which slopes down to meet the level of Burge End Lane.

Site boundaries are a combination of fencing, vegetation and walls.



Figure 2 - Victorian Terrace 2-12 Shillington Road, Pirton

- 2.3 The site has an existing access onto Burge End Lane. This is in separate ownership to the main part of the site, but it is understood that the applicants have a right of access over the access and an associated strip of land along its southern boundary.
- 2.4 The site is located within the settlement boundary as defined by the North Herts Local Plan. The site lies within the Pirton Conservation Area, the boundary of which was revised in 2023. The nearest listed buildings include the grade II listed Orchard Cottage and 17 High Street which are located some distance to the south.



- 2.5 According to Environment Agency mapping, the site is located fully within Flood Zone 1 and is not at risk of flooding from any other sources.

Wider Surroundings

- 2.6 The site is located at the northern edge of Pirton to the west side of Burge End Lane, the initial part of which is comprised of gardens and domestic land in association with nos. 2-12 Shillington Road (evens). To the east side of the road, the site of a detached dwelling (The Dial) has been redeveloped to make way for two, detached four-bedroom dwellings.
- 2.7 Beyond the site to the north, Burge End Lane quickly transitions to a more rural, open feel. Burge End Lane leads to Hammonds Farm, Burge End Farm and other residential and agricultural buildings.
- 2.8 The site is located a short distance of the junction of Shillington Road, High Street, and West Lane and is thus located within walking distance of the school, church, and other facilities contained within Pirton.



Section 3: The Development Proposal

3.1 The proposed development can be described as follows:

“A new two-bedroom dwelling with associated landscaping and reconfigured driveway access to accommodate two parking spaces with bin and bike storage. New Air source heat pump, solar cells and EV charging point.”

The Proposed Dwelling

3.2 As set out in the Design and Access Statement (DAS), the proposed dwelling is intended to be a low-energy home and would have a modest scale in keeping with the semi-rural location. Indeed, the proposed dwelling would be single storey comprised of a pitched roof section attached to a smaller, flat roof section. This junction between the two would be accented by a brick-built chimney breast which would add a more traditional detail to a contemporary design.

3.3 The proposed dwelling would be constructed using a combination of traditional and contemporary materials and detailing in order to ensure a



dwelling that represents a modern interpretation of a traditional form. This Materials include red/orange brickwork, vertical cladding, metal roofing, green sedum roof and aluminium framed windows and doors.



Figure 3 - Proposed Visual

- 3.4 The proposed dwelling would be set back from Burge End Lane, with a private garden proposed to the rear and a small area of private garden and a driveway to the front. A new access is proposed from Burge End Lane.
- 3.5 The proposed driveway would include space for two cars, and sufficient space for cars to turn so that they can enter and leave the site in forward gear. The proposals include provision of an electric vehicle charging point. A bin store is proposed to the front of the dwelling immediately adjacent to the driveway.



Section 4: Relevant Planning Policy

National Planning Policy Framework

4.1 The Government policies on different aspects of planning are set out in the **National Planning Policy Framework 2024** (the Framework).

4.2 The relevant sections of the Framework are as follows:

- Section 2: Achieving sustainable development
- Section 5: Delivering a sufficient supply of homes
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable development
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

Development Plan

4.3 Section 38(6) of the Planning Compulsory Purchase Act 2004 states that:

“If regard is to be had to the development plan for the purpose of any determination under the Planning Acts, the determination must be made in accordance with the plan unless material considerations dictate otherwise.”



4.4 The development plan context for the planning application is provided by:

- **North Hertfordshire Local Plan 2011-2031 (adopted November 2022)**
- **Pirton Neighbourhood Development Plan 2011-2031**

4.5 The following policies are considered relevant to the consideration of this application:

Strategic Policies

- Policy SP1: Sustainable Development in North Hertfordshire
- Policy SP2: Settlement Hierarchy and Spatial Distribution
- Policy SP6: Sustainable Transport
- Policy SP8: Housing
- Policy SP9: Design and Sustainability
- Policy SP11: Natural Resources and Sustainability
- Policy SP12: Green Infrastructure, Landscape and Biodiversity
- Policy SP13: Historic Environment

Development Management Policies

- Policy T1: Assessment of Transport Matters
- Policy T2: Parking
- Policy D1: Sustainable Design
- Policy D3: Protecting Living Conditions
- Policy D4: Air Quality
- Policy NE1: Strategic Green Infrastructure
- Policy NE4: Biodiversity and Geological Sites
- Policy NE7: Reducing Flood Risk



- Policy NE8: Sustainable Drainage Systems
- Policy NE9: Water Quality and Environment
- Policy NE11: Contaminated Land
- Policy HE1: Designated Heritage Assets

Supplementary Planning Documents

- Vehicle Parking at New Development SPD (September 2011)
- Pirton Conservation Area Character Appraisal and Management Plan

Pirton Neighbourhood Development Plan 2011-2031

- Policy PNP1: Meeting Local Need
- Policy PNP2: Design and Character
- Policy PNP4: Hedgerows, Trees and Verges
- Policy PNP5: Wildlife
- Policy PNP8: Heritage Assets and Archaeological Heritage
- Policy PNP11: Safety of Pedestrians, Cyclists, Equestrians and Motorists
- Policy PNP13: Car Parking



Section 5: Planning Analysis

Principle

- 5.1 The application site lies within the settlement boundary of Pirton, which is a Category A village as per the Council's Local Plan (LP). LP Policy SP2 permits general development within the defined settlement boundaries of Category A villages. Accordingly, the erection of a new dwelling in this location would be acceptable in principle.

Impact on the Character and Appearance of the Pirton Conservation Area

Policy and Legislative Background

- 5.2 LP Policies SP9 and D1 seek to ensure that new development is well designed, physically acceptable and appropriate in the context of the surrounding area/landscape. NP Policy PNP2 also relevant. These policies are consistent with Section 12 of the Framework insofar that they seek to ensure the same objectives are met.
- 5.3 The statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is that special attention shall be paid to the



desirability of preserving or enhancing the character or appearance of the area.

- 5.4 LP Policies SP13 and HE1 and NP Policy PNP8 also relevant are in general accordance with Section 16 of the Framework, with all being consistent with the overarching legislative objectives set out above.

Pre-Application Comments

- 5.5 Two pre-applications have been put forward for the development of the application site, and the neighbouring garden (that connected with no.6). In the case of the first pre-app (ref. 23/00043/PRE), a pair of semi-detached chalet bungalows of a traditional design was put forward. In the case of the second pre-app (ref. 24/02885/PRE), the proposed development was for two dwellings of a similar scale, albeit with a more contemporary design.
- 5.6 Focusing on the most recent of the two pre-applications, the senior planning and senior conservation officers raised some concerns regarding the proposals. In the case of the senior conservation officer, in comments dated 17/04/2025, it was observed that:

“The application site possesses some significance for the following reasons:



- The site forms two of the gardens belonging to the C19 terrace at nos.

2-12 Shillington Road which are highlighted as non-designated heritage assets in the 2023 Conservation Area Appraisal,

- Built in 1870 by William Hanscombe, the terrace represents a significant period of construction nationally and locally and as they were seemingly built by a local landowner and employer for his workers, they are an example of model housing that was built around the country by more enlightened and improving landowners.
- The site makes a neutral/positive contribution to the character of the Pirton Conservation Area and is located at the head of Burge End Lane leading towards several listed buildings.”

5.7 It continues:

“The character and appearance of this part of the Pirton Conservation Area is defined by C19 linear development on Shillington Road and the transition from built-up village core moving north along Burge End Lane towards open countryside with several listed buildings experienced along this route. The historic connection between the garden land belonging to nos. 2-12 Shillington Road is noted as are several outbuildings on these ‘garden’ areas. By reason of their ‘sculptural’, truncated hipped roof form, large (even oversized) flat roof red zinc dormers and large front roof light, the dwellings would not read as



being ‘secondary’ to the terrace but would be experienced as a pair of contemporary ‘statement’ dwellings with carports occupying the frontage.”

And that:

“If formally submitted I may well conclude that the dwellings would have an undesirable and erosive impact upon the character and appearance of the Pirton Conservation Area, thereby failing to satisfy the provisions of Section 72(1) of the Planning (Listed Buildings and Conservation Area) Act 1990, Sections 16 of the National Planning Policy Framework and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.”

- 5.8 These comments were further added to by the planning officer in a response to the architects dated 09/05/2025. In this response, which was pursuing further clarity regarding the ‘principle’ of development, the senior conservation officer cited a dismissed appeal in the ‘Wrights Farm’ ultimately placing significance on the open and undeveloped nature of the site and the impact that developing the land would have on this. Ultimately, these comments went a step further with the planning officer setting out that there would likely be an ‘in-principle’ conservation objection to new dwellings on the site.



Significance

- 5.9 The application is accompanied by a Design & Access Statement which includes a Statement of Heritage Significance. This explores the historic context of the site, how significance should be considered in this context, and, ultimately, an assessment of the significance of the site in relation to the Pirton Conservation Area (PCA).
- 5.10 At paragraph 3.2 of the Statement of Heritage Significance it is noted that:
“The proposals do not directly connect to or involve alterations to existing listed historic structures or built non-designated heritage assets, but do involve the within the curtilage of the Pirton conservation area and with an influence upon the setting of the site. The land site itself has been subject to change since its appearance on historic maps in the 1700s. Whilst the evidential grain of plot divisions remains, a prevailing residential character has transformed the site in the last 50 years.”
- 5.11 The Statement goes on to characterise its contribution to the significance of the Pirton CA finding as follows:
- Aesthetic Value: The site is considered to contribute to the streetscape, with views down Burge End Lane considered to be key.
This part of Burge End Lane has an agrarian character and feel linking



the built-up part of the village with the wider rural landscape, albeit modern housing has eroded this somewhat, particularly development at The Dial. The assessment indicates that the central part of the site and the existing garage make a low to moderate contribution to the PCA aesthetically, with the open areas to the front and rear making a more significant contribution.



Figure 4 - Key to Significance

- **Evidential Value:** The legibility of the existing plot divisions and fine grain of development provide evidence of past economic activity and the former limits of the village. These are of considerable significance within the context of this site, and their retention of the boundaries



and the small-scale nature of development is key to preserving the character of this site.

- **Historic Value:** The relationship between the Victorian terrace and the plots is of significance, with the presence of outbuildings further defining this relationship. This aspect is of moderate significance
- **Communal/Aesthetic Value:** Distant views from the northern pedestrian path are significant, and the site foregrounds the village and its rooftops. This aspect is of considerable and moderate importance and varies across the site.



Figure 5 - Proposed Sketch Visualisation

Architectural Response and Justification

- 5.12 As noted above, it is acknowledged that the Senior Conservation Officer was not convinced that a scheme for the residential development of the



site, and certainly not one involving the erection of a pair of two-storey dwellings as per either of the recent pre-application schemes.

- 5.13 In the Architectural Heritage Impact Assessment (AHIA), which is part of the DAS, a case is made justifying the proposed detached, single storey dwelling in light of not only the earlier statement of significance, but also in response to the concerns of the Senior Conservation Officer and his characterisation of what was special about this part of the PCA.
- 5.14 The AHIA sets out that, as described in the statement of significance, the site's significance includes the fine-grained nature of the plot divisions, the small-scale outbuildings, its agrarian character, its historic relationship with the adjacent Victorian terrace, and its contribution to the transition from the main built-up part of Pirton to its rural outskirts. However, the sense of openness that existed historically has been fragmented over time, and the evidence of historic plot division has become interrupted and cluttered by the presence of fences, garden structures and small buildings.
- 5.15 Accordingly, the analysis identifies the following overarching objectives which underpin the proposals:



1. To retain the legibility of the historic/existing grain of boundaries on the site.
2. To set back the development to ensure the openness along the laneway and garden side is retained.
3. To maximise the sense of openness across the site, by reducing the height and tying into the pattern of development formed by out-buildings.
4. To create a well-considered, honest, addition to the setting of Burge End Lane utilising traditional materials, but with modern detailing to create complementary contrast with surrounding buildings.
5. An exemplary approach to environmental sustainability.

5.16 This part of Burge End Lane is characterised by an irregular rhythm of domestic outbuildings along with fences, hedging and other domestic features contained within the various residential gardens. Indeed, the existing single garage and the associated vehicular access/driveway has already disturbed the verdant character of this part of the lane to degree.

5.17 Turning firstly to the principle of the establishment of built form on the site, it is acknowledged that the introduction of a new dwelling would present a change in spatial terms and that it would have some impact. Accordingly,



when compared to the pre-application proposals, the massing has been significantly reduced to have a scale and size more in keeping with the various outbuildings and other such forms in this area.

- 5.18 Moreover, given the degree to which it would be set back from Burge End Lane, it is not considered that the proposed dwelling would interfere with or be overly prominent in the context of views looking down the lane from the junction within Shillington Road/West Lane/High Street, or indeed from views looking back towards the site from the northern end of Burge End Lane. Accordingly, whilst we accept that the proposed dwelling would clearly introduce a built form on the site that would be more prominent than the existing, its wider impact on the special character of this part of the PCA would be duly limited by its form, massing and siting.
- 5.19 It is further argued that, given the visual separation from the terrace and the different treatment in terms of the form and materiality of the proposed dwelling, the proposed dwelling would be a bespoke addition to this part of Burge End Lane and not represent the extension of built form from Shillington Road around the corner and along Burge End Lane. This would ensure that the transition between the existing built-up part of the village and its rural outskirts is maintained.



5.20 In design terms, the proposed dwelling would have a principal pitched roof section with a low-level flat roof element to the northern wing of the property. It has been designed to have a form and materiality in general keeping with the outbuilding and shed-like buildings in and around the site and thus form a transition building between the two-storey terrace on Shillington Road and the more sporadic, looser developments within Burge End and beyond.

5.21 From the standpoint of energy consumption and sustainability, the proposed dwelling is designed with a ‘fabric-first approach’ targeting Passivhaus standard u-values, with the building oriented and designed for the potential for the addition of solar cells. The dwelling would moreover incorporate an air-source heat pump, and mechanical ventilation and heat recovery. A wildflower roof is proposed to the flat roof element, with additional planting proposed within the grounds: particularly to the front boundary.

Development of Two Houses at The Dial

5.22 ‘The Dial’ was a small, detached bungalow which fronted West Lane near to the junction with Burge End Lane, High Street and Shillington Road. It occupied a reasonably prominent corner location albeit, due to its relatively



modest scale and positioning within the site, the original bungalow itself was not particularly prominent.

5.23 In 2012, planning permission was granted (ref. 12/01859/1) for the extension and alteration of the existing bungalow to provide first floor accommodation, and the erection of a detached, four-bedroom dwelling between the flank wall of the existing bungalow and Burge End Lane. In the event, the existing bungalow was ultimately demolished and replaced (with approval) with a dwelling similar in design, character and scale to the approved detached dwelling. The result was two, large, detached chalet bungalows on a prominent site adjacent to the junction of Burge End Lane, West Lane, High Street and Shillington Road.

5.24 Whilst the application site is situated to the left-hand side of Burge End on land with a slightly different context to the land associated with The Dial which lies to the east side of the Lane, it is undoubtedly the case that the site of The Dial contributed to Pirton's transition from its built centre to rural edge. This contribution has been lessened by the development of the two dwellings and thus one could now make the case that this rural transition now begins at a point further down the lane past the rear



boundary line of both The Dial and indeed the garden plots situated to the west side of Burge End Lane.

- 5.25 Moreover, it is noted that, when the proposals to develop The Dial were first approved in 2012, the conservation officer noted that he considered that the development would erode the site's characteristics as a transitional edge of countryside site, albeit he ultimately raised no objection.
- 5.26 This seems important because, having raised no objection to the development of The Dial, which acted as a transition site from the centre to the outskirts of the village, the resultant development has changed the character of this part of Burge End Land and set something of a precedent for further development within the extent of residential curtilages of properties on Shillington Road and West Lane which impact or front Burge End Lane.
- 5.27 Ultimately, whilst we do accept and note the differing contexts between The Dial and the application site, the redevelopment of The Dial has already changed the context of this part of the PCA and disturbed the transition to the outskirts of the village. Accordingly, we feel that the earlier approvals



for the redevelopment at The Dial should carry some weight in the overall consideration of the impact of this development on the significance of this part of the PCA.

Summary

- 5.28 Overall, whilst the development of the site would result in a degree of change to the character of this part of Burge End Lane, the impact on the character and appearance of this part of the PCA is not considered to be significant given the proposed scale and massing, the respect given to the historic plot divisions, and the design and materiality of the proposed dwelling and its relationship to other buildings adjacent to the site.
- 5.29 The proposed dwelling would moreover reflect a very high standard of design, with a degree of innovation in terms of not only the architectural approach, but also in terms of the incorporation of features that would promote a very high level of sustainability. This is a clear benefit of this proposal and one that should be afforded significant weight in the planning balance; particularly in light of limb 'b' of paragraph 139 of the Framework.
- 5.30 Consequently, it is argued here that the proposed dwelling would have a suitably small impact on the special character of this part of the PCA given



the care that has been taken in terms of its design and siting, and moreover the ways in which its impact can be reduced and softened. Weighed against the public benefits of the proposed development which include addition of a new dwelling to the housing stock together with the very high standard of design and inherently high level of sustainability, it is considered that the less than substantial harm that we acknowledge would result would be at the low end of the scale and that, on balance, the proposed development of the plot is justified in design and heritage terms.

- 5.31 Accordingly, it is considered that the proposed development would be compliant with LP Policies SP9, SP13, D1 and HE1, NP Policies PNP2 and PNP8, and Sections 12 and 16 of the Framework.

Quality of the Proposed Accommodation

- 5.32 The proposed dwelling would have a generous internal area (GIA), with all rooms spacious in nature and suitable natural light and ventilation to all habitable spaces. It would have a GIA significantly in excess of the minimum standards for a dwelling of this size.



- 5.33 The proposed dwelling would have a private garden of a suitable size given its size and location. Accordingly, it would provide a suitable standard of residential accommodation for future occupants.

Effect on the Living Conditions of Neighbouring Properties

- 5.34 The most recent pre-application response highlighted potential concerns regarding the impact that the proposed dwellings could have on the residential gardens of the various adjacent gardens (which are linear plots belonging to other properties in the terrace row), and on the residential garden of no.14 which lies to the west (rear) of the site. Some concerns were also raised in connection to the loss of the existing garden.
- 5.35 In the case of the adjacent gardens (to nos. 6 and 10), the flank walls of the proposed dwelling would be located near to the boundaries. However, the proposed dwelling has been reduced to a single-storey and would therefore have a much-reduced impact on the gardens in question when compared to either of the earlier pre-application schemes which were for much more substantial dwellings.
- 5.36 With respect to the impact on the garden to no.14, the reduction in the scale of the proposed dwelling, together with the omission of the first-floor



accommodation, would ensure that the proposed dwelling would not be harmful to the living conditions of this property.

- 5.37 It is further important to note that concerns were previously raised by the planning officer that the proposed development would result in the complete loss of the private gardens to nos.6 and 8 Shillington Road. Whilst this application only now involves the garden of no.8, the garden is heavily overgrown and is not actively used in connection with the dwelling. As such, whether the site is developed as proposed or not, the site does not and would not function as residential garden to no.8 in any case.

Highways Implications

- 5.38 A new access is proposed to serve the proposed dwelling. This has been positioned and designed in order to ensure suitable visibility in both directions along Burge End Lane. The driveway that is proposed is sufficient to accommodate parking for two cars and ensure that each could enter, turn and leave the site independently and in forward gear.
- 5.39 The traffic generation associated with a single dwelling is low and thus the proposal is unlikely to generate a level of traffic that would be harmful to the local road network.



- 5.40 An electric vehicle charging point is proposed. This would encourage the use of an electric car and thus provide a more sustainable means of transport to and from the site. Moreover, given its proximity to the centre of the village, some essential facilities and public transport options could be reached by potential occupants on foot.

Waste

- 5.41 There is an existing bin collection route along Burge End Lane which serves other dwellings in the vicinity of the proposed dwelling. Accordingly, waste collections for the proposed dwelling should be able to be accommodated safely from the kerbside and proposed bin collection/storage areas would be within the maximum accepted drag/collection distance.

Ecology & Trees

Ecology

- 5.42 The application submission is supported by an *Ecological Impact Assessment (EclA)* and *Biological Impact Assessment (BIA)*.
- 5.43 Firstly, the EclA concluded that the site provided negligible potential for protected or priority species and overall that legally protected areas of ecological importance would not be negatively impacted by the proposals.



5.44 Secondly, in terms of mandatory Biodiversity Net Gain (BNG), given the small nature of the site, it is not possible to deliver the required 10% BNG on site. Accordingly, it is proposed to meet BNG through the purchase of statutory biodiversity credits.

Trees

5.45 There are a number of trees on and adjacent to the site. However, it is not considered that any tree removal is necessary to enable the development, nor would the proposed dwelling put nearby trees of high amenity value from increased pressure of removal or severe reduction.

Other Matters

Contaminated Land

5.46 The site is not understood to be contaminated due to its historic use for residential. However, if a cautious approach is favoured by the Council's environmental health team, a condition could be added requiring a Phase I Preliminary Risk Assessment (and any further related work) to be undertaken and submitted pre-commencement.



Flood Risk/SUDS

5.47 The site is located fully within Flood Zone 1 and is not located in an area known to be at any risk from flooding from surface water or similar.

Accordingly, the proposals are considered to be acceptable from a flood risk perspective.



Section 6: Summary & Conclusions

- 6.1 This statement supports an application for planning permission for the erection of a detached dwelling on land associated with no.8 Burge End Lane, Pirton.
- 6.2 The Council are currently unable to demonstrate a five-year supply of land for housing and as such, paragraph 11d of the Framework is engaged and planning permission should be granted unless the benefits of granting planning permission are significantly and demonstrably outweighed by the negatives.
- 6.3 Notwithstanding, a proposed dwelling in this location would be acceptable in principle, whilst it has been carefully designed and sited in order to overcome earlier conservation and design concerns and to ensure that it would have a very high standard of design and ultimately be appropriate in context of the noted historic significance of this part of the Pirton Conservation Area.



6.4 Other matters material to the consideration of this application have been considered and discussed in the foregoing and it is considered that the proposals would be fully compliant with relevant national and local planning policy.

6.5 In light of the above, it is respectfully requested that planning permission be granted for the proposed development.

