DELEGATED FILE NOTE

CASE OFFICER: ...Richard Tiffin.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00422/FP	Residential development comprising 2 x 4-bed houses and 2 x 2-bed bungalows together with associated vehicular access, parking and all other works	47 Salisbury Road Baldock Hertfordshire SG7 5BZ

Submitted Plan Nos

01D 02A 03A 04B 05B 06B 08B 11

1.0 Policies

2.0 **Site History**

None

3.0 **Representations**

3.1 **Highway Authority** – No objection subject to conditions

3.2 **Archaeology** – No objection subject to conditions

3.3 **Environmental Health** – No objection subject to conditions

3.2 **Local Residents** – The occupier of no 55 has written in expressing concerns about the following matters:

- Bungalow on plot 3 extremely close and only 1.4m fence would occasion overlooking
- Fence should be 6ft (2m)
- New trees would shade their property

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site occupies a corner on the north-eastern side of Baldock and is part of the curtilage of the donor property 47. This dwelling is in in good order and would be retained. To the north of the site is No 55 – a bungalow which offers a flank close to the site boundary.

4.2 **Proposal**

4.2.1 The application proposes a scheme of 4 detached dwellings comprising two 2 storey dwellings of traditional design and two bungalows. The application DAS describes the scheme thus :

"the site has been designed with a new access road running north-south with a turning head at the end. The two detached houses are a symmetrical pair, located at the eastern side of the access road. They are 1.5 – 2 storey in height and are sympathetic to the scale and appearance of the houses on Salisbury Road. The pair of bungalows reduce the scale of development at the northern end of the site. This avoids impacting on the amenity of both no 55 (the bungalow to the north) and the existing houses on Salisbury Road at no's 45 and 47."

I agree with this characterisation.

4.3 **Key Issues**

4.3.1 The key issues in this case can be summarised as follows:

- Principle
- Design
- Impact on neighbours
- Other matters including archaeology and contamination

4.3.2 In terms of principle the site lies within the settlement boundary of Baldock in the Submission Plan. Accordingly, the site can be regarded as acceptable for residential development subject to appropriate form, density and scale.

4.3.3 In terms of design namely form, density and scale, I am satisfied that the scheme is both respectful of the surrounding scale of development and is specified at a density which is not at odds with the locality but which makes efficient use of the site. In terms of appearance the proposed dwellings are traditional in execution and while unremarkable would be entirely benign in the location. The specification of single storey accommodation is to be welcomed as it would broaden the housing offer locally.

4.3.4 Impact on neighbours is limited to the existing donor dwelling at No 47 and the bungalow to the north at no 55. The former would enjoy a separation from the flank of the new bungalow on plot 4 of about 16m. In my view this would afford sufficient living conditions for both. The impact on the new bungalow on plot 3 in relation to the existing dwelling (also a bungalow) at 55 would be mitigated by a boundary fence of 2m. The originally submitted site plan specified a fence of 1.4m and I agree with the representation received from 55 that this would be too low. The architect has subsequently specified a 2m fence. There are indicative trees shown on the site pan but no formal landscaping scheme. While technically a reserved matter I am satisfied that the indicative planting shown is appropriate to a scheme of this modest nature subject to a condition requiring final approval of details in this regard. At this stage the concern expressed by the occupier of No 55 about new tree planting can be considered.

4.3.4 Garden sizes and parking provision, at 2 spaces per dwelling, are adequate in my view.

4.3.5 The scheme is below the threshold for planning obligations.

4.4 **Conclusion**

4.4.1 That permission be granted subject to highway and other conditions including a condition removing permitted development rights given the modest size of the gardens.

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. No development shall commence until full details (in the form of scaled plans and/or written specifications) shall be submitted to and approved in writing by the Local Planning Authority to illustrate the following:

   o Standard vehicle crossover at the access onto Salisbury Road (rather than the bellmouth shown).
   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: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

4. Prior to the first occupation of the development hereby permitted the proposed highway and access road works shall be completed in accordance with the approved plan and retained thereafter available for that specific use.

   Reason: In the interests of highway safety.

5. The development shall not begin until full details of all proposed construction vehicle access, movements, parking arrangements and wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. The relevant details should be submitted in the form of a Construction Management Plan and the approved details are to be implemented throughout the construction programme.

   Reason: To minimise danger, obstruction and inconvenience to users of the highway.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C and 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.

7. A No demolition/development shall take place/commence until an Archaeological

Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme and methodology of site investigation and recording as suggested by the evaluation
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

B The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)

C The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.

Reason: To safeguard the archaeological record.

8. (a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.
(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

(i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
(ii) The results from the application of an appropriate risk assessment methodology.

(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

(d) This site shall not be occupied, or brought into use, until:

(i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or

maintenance of the remediation scheme.
(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

(e)Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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:

HIGHWAY INFORMATIVE:
Hertfordshire County Council (HCC) recommends inclusion of the following highway informative / advisory note (AN) to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

AN) Construction standards for works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the
public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx or by telephoning 0300 1234047.

Signed	Development Management North Hertfordshire District Council Council Offices

 Simon Ellis Determining Officer	Gernon Road Letchworth Herts SG6 3JF
Date: 4 June 2018	