

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01907/RM	Reserved Matters application for approval of appearance, landscaping, layout and scale for outline permission 23/02113/OP granted 02.11.2023 for two detached dwellings with associated vehicular access and proposed parking area.	Greenleas Bygrave Road Baldock Hertfordshire SG7 5DS

Submitted Plan Nos

Design and Access Statement by DJ (22 August 2024) DR-A-001 DR-A-200 DR-A-202 DR-A-203 DR-A-300 DR-A-301 DR-A-201

1.0 Policies

D1 Sustainable design

SP9	Design and Sustainability
D3	Protecting living conditions
T1	Assessment of transport matters
NE4	Biodiversity and geological sites
SECN12	Achieving well-designed places

2.0 **Site History**

- 2.1 **23/02113/OP** - Outline application for two detached dwellings with associated vehicular access and proposed parking area (all matters reserved except means of access). (Amended plans received 10.10.23).

Conditional Permission

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – None received.
- 3.2 **Environmental Health** - No objection.
- 3.3 **Hertfordshire Highways** – No objection subject to conditions.
- 3.4 **Waste and Recycling** – None received.
- 3.5 **County Archaeology** – No objection subject to condition.
- 3.6 **Hertfordshire Ecology** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is formed from the large side garden of the existing dwelling house, Greenleas, which is positioned on the north side of Bygrave Road. The site is fairly level, bounded by dense landscaping and is surrounded by open countryside

4.2 **Proposal**

- 4.2.1 This application seeks approval of the Reserved Matters of appearance, landscaping, layout and scale for outline permission 23/02113/OP granted 02.11.2023 for two detached dwellings with associated vehicular access and proposed parking area.
- 4.2.2 The principle of development and access for two dwellings on this site has been established under the outline permission approved under ref: 23/02113/OP. Therefore, the principle of development will not be assessed in this report.

4.3 **Key Issues**

- 4.3.1 The key considerations are:

- ☐ Appearance, Layout and Scale
- ☐ Landscaping
- ☐ Other Matters

Appearance, Layout and Scale

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 In terms of appearance, layout and scale which can reasonable be considered together, the proposed development comprises two detached dwellings, which are set back from Bygrave Road behind the dense landscaped frontage and the established building line of the host dwelling, Greenleas. The dwellings comprise a dual-pitched roof with a front facing gable element and a modest lean-to front porch element, as well as a rear facing gabled element, which mirror the other. The dwellings sit comfortably within their respective plots, with a decent sized private garden to the rear and parking area for three vehicles per dwelling to the front, as well as a fair separation distance between the proposed dwellings and the host dwelling. Plot 2 is angled slightly off-centre compared to Plot 1, due to the eastern boundary line which is not straight and to give some individual distinction. The proposed dwellings are to be finished in red multi brick on the front gabled elements and plinth base, with the remaining walls finished in a dark coloured horizontal cladding. The roof is to be finished in grey slate tiles and the windows and doors are to be finished in a heritage style anthracite grey frame/black clad finish.
- 4.3.4 The immediate locality of buildings on this part of Bygrave Road is comprised of conventional farm dwellings which are mainly detached, and associated barn/agricultural buildings which can be seen opposite the site. The host dwelling, Greenleas, is a sizable property finished in light render, as is the farmhouse opposite the site which also includes red brickwork, which is set in the context of larger agricultural buildings finished in dark cladding.
- 4.3.5 It is considered that the appearance, layout and scale of the proposed dwellings are acceptable. There are varying types and forms of development nearby, but the proposal has addressed this prevailing variance as set out in the submitted design and Access Statement with its two-storey, traditional forms, appropriate choice of high-

quality materials, and the size of the dwellings which sit comfortably on this plot allowing a suitable sized rear garden and front parking area. The dwellings would exceed the nationally prescribed minimum space standards for a 4-bedroom, 8-person dwelling, would have suitable levels of natural light in all habitable rooms, and would see sizable gardens that future occupiers would have a suitable standard of amenity in. There are no concerns that the proposed dwellings would, by virtue of their layout and scale, result in any adverse harm to the reasonable living conditions and well-being of neighbours, in respect of overdominance, loss of privacy and loss of daylight/sunlight.

- 4.3.6 As such, the reserved matters for appearance, layout and scale of the proposed dwellings are acceptable in planning terms. This is in accordance with Policies SP9, D1 and D3 of the Local Plan and Section 12 of the NPPF.

Landscaping

- 4.3.7 The site currently has extensive, dense landscaping on the frontage and side/rear boundaries with the wider agricultural fields. Aside from the proposed access and visibility splays works on the frontage, this landscaping on the front, sides and rear is to remain in situ. New hedgerows are proposed within the site, including on the front areas of the dwellings, to separate the two dwellings from one another, from the rear access path to Greenleas, and to separate the garden of Greenleas from Plot 1. It is also proposed to plant trees and ecological enhancements in the rear gardens of the proposed dwellings. In terms of hard landscaping, the proposal will incorporate a shingle parking area on the frontage, tiles around the dwellings, and modest bin stores on the frontage. The detailed landscaping plans and further information are set out on pages 14, 16, 17 and 18 of the Design and Access Statement.
- 4.3.8 It is considered that the proposed hard and soft landscaping measures as submitted are acceptable in planning terms. The scheme will retain the dense landscaping that delineates the sites front, side and rear boundaries, which is appropriate and will be conditioned, whilst also planting additional greenery in sensible positions. The ecological enhancements in the rear gardens are a real benefit to this scheme. Lastly, the choice of hard landscaping measures is deemed reasonable for this rural, farmyard character.
- 4.3.9 This application is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, due to the previous outline application being determined prior to the mandatory date being introduced.
- 4.3.12 As such, the reserved matter for landscaping of the proposed dwellings is acceptable in planning terms. This is in accordance with Policy NE4 of the Local Plan.

Other Matters

Access

- 4.3.10 The Highway Authority were consulted on the previous outline application and raised no objections subject to informatives, even though access was one of the matters under consideration. The Highway Authority have also been consulted on this application and have responded with no objections, subject to three conditions covering the provision of visibility splays prior to occupation, a vehicle parking plan prior to commencement, and a Construction Method Statement prior to commencement. These conditions are considered reasonable and even though access

is not a reserved matter in this case, the applicant has agreed to the two pre-commencement conditions and the visibility splay condition is purely a compliance one.

4.3.11 Overall, subject to the above conditions, the proposed access is considered acceptable in accordance with Policy T1 of the Local Plan.

4.3.12 The County Councils Archaeological Team have recommended that a condition be added to any decision, covering a WSI prior to commencement. This is considered reasonable and has been agreed by the applicant, in accordance with Policy HE4 of the Local Plan.

4.4 **Conclusion**

4.4.1 The proposal is considered acceptable in planning terms in accordance with the relevant local and national planning policies.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 The applicant/agent are in agreement with the proposed pre-commencement conditions.

5.0 **Recommendation**

5.1 That the reserved matters be given **Conditional Approval of Details** subject to the following conditions:

1. 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.

2. Prior to the commencement of the development hereby permitted a plan should be submitted which shows vehicle parking details (2.5 x 5.0 meters in accordance with the HCC's Place & Movement Planning Design Guidance (P&MPDG-2023) and approved in writing by the Local Planning Authority. Prior to first occupation the approved scheme shall be fully implemented and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle and vehicle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018)

3. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Statement shall include details of:

Access arrangements to the site.

Traffic management requirements.

Construction and storage compounds (including areas designated for car parking, loading /unloading and turning areas).

Siting and details of wheel washing facilities.

Cleaning of site entrances, site tracks and the adjacent public highway.

Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.

Provision of sufficient on-site parking prior to commencement of construction activities.

Post construction restoration/reinstatement of the working areas and temporary access to the public highway.

Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding which must be kept within the site boundary, pedestrian routes and remaining road width for vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

4. Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved drawing number (PL03) The splay shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

5. No demolition or development shall take place within the site to which this permission relates until the applicant, landowner, or their successors in title, or their agents have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The requirements of this condition will only be considered to be discharged when the reports relating to the agreed archaeological work have been deposited with and approved in writing by the local planning authority.

Reason: The site lies within an area where there is significant potential for archaeological remains and any finds should be retrieved and/or recorded before they are damaged or destroyed as a result of the development hereby permitted and to

comply with Policy HE4 of the North Hertfordshire Local Plan 2011 to 2031.

6. The approved details of landscaping, as shown on pages 14, 16, 17 and 18 of the Design and Access Statement by DJ dated 22nd August 2024, shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement. The retention of landscaping on the front, side and rear boundaries of the site as shown on the approved landscaping details shall be maintained in perpetuity subject to maintenance works, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

7. The dwellings hereby permitted shall only be finished in the materials as stated on page 10 of the Design and Access Statement by DJ dated 22nd August 2024 and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the character of the area and to protect the visual amenities of the locality and to comply with Policies D1 and SP9 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 November 2024	