

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01638/FPH	Creation of vehicular access off Bearton Road, constructed as part of the traffic calming scheme: TMZ220001-1. (Development already carried out).	45 Bearton Road Hitchin Hertfordshire SG5 1UE

Submitted Plan Nos

LocationPlan 100 - 1OF4 Series 100 General Arrangement Sheet 1 of 4 100 - 2OF4 Series 100 General Arrangement Sheet 2 of 100 - 3OF4 Series 100 General Arrangement Sheet 3 of 4 100 - 4OF4 Series 100 General Arrangement Sheet 4 of 4

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 No relevant history.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Hertfordshire Highways** – Recommends approval.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 45 comprises a semi-detached two storey dwelling off Bearton Road, a residential road in Hitchin. The road is classified and is presently being improved as part of traffic calming measures seeking to reduce vehicle speeds along Bearton Road.

4.2 **Proposal**

4.2.1 Planning permission is sought for a dropped kerb off Bearton Road. The development has already occurred.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development has on the living conditions of neighbouring properties.
- The impact that the proposed development has on car parking provision in the area.
- The impact that the proposed development has on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main building in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 Bearton Road comprises a predominantly residential road with various dropped kerbs and accesses to provide off-street parking for residential dwellings. Street View imagery indicates that the dwelling was previously accessed off a pedestrian footpath and this application seeks the retention of a new vehicular dropped kerb to No. 45. I consider that this is not harmful to the local character given the presence of dropped kerbs to local dwellings.

4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

4.3.6 The development is not considered to occasion harm to the amenities of neighbouring occupiers by reason of a loss of light or from dominance. Vehicle movements are not considered to cause noise generation impacts. No neighbour objections were received.

4.3.7 Given the above, it is considered that the proposed development results in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The dwelling benefits from at least two off-street parking spaces and therefore meets the minimum requirements for a dwelling of this size. Hertfordshire Highways were consulted and have advised that no objection is raised regarding the development. Information has also been provided, advising that the dropped kerb forms part of a traffic calming scheme reference TMZ220001-1. The application for the dropped kerb was approved by Hertfordshire Highways and the final prerequisite is this application. The development has been carried out as specified by the approved scheme agreed with Hertfordshire Highways.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location has no significant implications for the local environment in terms of carbon emissions and therefore is generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That unconditional planning permission be **GRANTED**.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 24 September 2024	