DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01297/FPH	Erection of new boundary railings to increase curtilage of property and creation of new vehicular access onto Hitchin Road to facilitate parking within front garden.	1 Hitchin Road Letchworth Garden City Hertfordshire SG6 3LL

Submitted Plan Nos

Location plan Site plan Layout plan

1.0 Policies

LP57 Residential Guidelines and Standards

LP58	Letchworth Garden City Design Principles
SECN16	Conserve + enhance historic environment
SECN9	Promoting sustainable transport
XHE1	Designated Heritage Assets
XD3	Protecting Living Conditions

2.0 Site History

2.1 Single storey rear extension granted under reference 08/00447/1HH.

3.0 Representations

3.1 Public Notice/ Local Residents - No representations received.

3.2 HCC Highways - Recommends refusal.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 1 Hitchin Road is semi-detached property located on the junction with Letchworth lane. The A205 (Hitchin Road) is a classified road.

4.2 Proposal

4.2.1 Proposed dropped kerb and hardstanding for parking within front garden. In addition the application seeks the moving of the boundary fence to increase the curtilage of the property utilising land currently part of Crossways, Hitchin Road a grade II listed building.

4.3 Key Issues

4.3.1 The main issues here relate to highway matters namely the impact of the proposed works on highway safety for the adjacent classified road.

Highway Considerations

The initial comments from the Highway Authority were a little misleading as they had assumed that this was a second access for the property. I confirmed that the applicant had been in discussions with the Heritage Foundation to secure off-street parking and a garage which had been taken away from the property and is currently let to another property in Letchworth Lane. The initial comments from highways were as follows:-

"The proposals include a vehicular Crossover / dropped kerb leading to a hardstanding / driveway accessed from Hitchin Road. New vehicular accesses directly onto main distributor roads would not normally be permitted to be in accordance with HCC's 'LTP3' (Section 3.8) and HCC's 'Roads in Hertfordshire: Highway Design Guide' (Section 2, Chapter 9). "To consider new access to primary routes special circumstances will need to be shown in favour of the proposals. This will include consideration of why alternative proposals are not viable".

Furthermore the property is currently accessed via a vehicular Crossover / dropped kerb providing access to a driveway and garage for the dwelling accessed from Letchworth Lane. The proposals are therefore not in accordance with HCC's Residential Dropped Kerbs: Terms and Conditions, which states that HCC "will not normally approve a second dropped kerb". The applicant has not demonstrated sufficient justification for the approval of a second access."

The applicant was advised of the recommendation of refusal and has requested that the application be determined as submitted. I have gone back to the highway authority who have amended the reason for refusal as set out in my recommendation below which now reflect the fact that there is no existing access at the site.

Hardstanding/Fencing/enlargement of curtilage

These elements of the scheme are considered acceptable. The fencing would require planning permission as it is on the boundary with the adjacent listed building. However the proposal is for a metal railing and this would replicate the existing boundary treatment. The extended curtilage would be minor some 4.2m in width and 9.5m in length and currently forms part of a tree covered area along Hitchin Road and to the front of Crossways.

4.4 Conclusion

4.4.1 Based on the above it is my view that planning permission be refused on highway grounds..

5.0 Recommendation

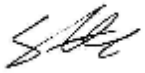
5.1 That planning permission be **REFUSED** for the following reasons:

1. The application is for the creation of a vehicle crossover and dropped kerb at 1 Hitchin Road, Letchworth Garden City. Hitchin Road is designated as a classified 'A' main distributor road, subject to a speed limit of 30mph and is highway maintainable at public expense.
   The proposals include a vehicle crossover / dropped kerb leading to a hardstanding / driveway accessed from Hitchin Road. New vehicular accesses directly onto main distributor roads would not normally be permitted to be in accordance with HCC's 'LTP3' (Section 3.8) and HCC's 'Roads in Hertfordshire: Highway Design Guide' (Section 2, Chapter 9). "To consider new access to primary routes special circumstances will need to be shown in favour of the proposals. This will include consideration of why alternative proposals are not viable". The proposals do not

demonstrate sufficient special circumstances to justify recommending approval for a new access on the main distributor road.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 August 2018	