

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02546/FPH	Creation of vehicular access off Holwell Road	40 Holwell Road Holwell Hitchin Hertfordshire SG5 3SG

Submitted Plan Nos

Location Plan 02015-00 Existing block plan 2415-01 Proposed block plan 2415-02

1.0 Policies

D1 Sustainable design

D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking

Notes:

- Neighbour notification - no objections received.
- Consultation – Highways Authority
 - No objection subject to conditions.
 - Holwell Parish Council – no comment received.
- Relevant planning history – none.
- Planning constraints – Rural Area Beyond the Green Belt.
- Existing property – the application property is a semi detached dwelling on the south side of Holwell Road.
- Surrounding area - the surrounding area is the village of Holwell, with open countryside beyond. A number of neighbouring properties have existing vehicular crossovers from Holwell Road to their properties.
- Proposal – consent is sought for:
 - “Creation of vehicular access off Holwell Road”
 - The materials will be tarmac and kerbstones to match existing.
- Design – proposed vehicular cross over is of an acceptable design, is in keeping with the character and appearance of the host property and will not cause unacceptable harm to the streetscene.
- Potential impact on neighbouring amenity – the cross over may cause some additional noise and activity closer to the neighbouring properties as a result in bringing the drive into use. However, this is acceptable in a built up area and no unacceptable harm will be caused.
- Amenity for future occupiers – acceptable.

- Highways consideration – the proposal would not result in any loss of parking or generate the need for additional parking.
 - Hertfordshire County Council were consulted as a statutory consultee. They raise no objection to the proposal subject to a condition requiring the proposal be carried out in accordance with the approved plans and for appropriate arrangements to be made for surface water.
 - HCC note the following:
 - There is adequate space for a vehicle to enter and exit in forward gear.
 - The dropped kerb meets HCC's Residential Dropped Kerb Policy.
 - Although no visibility splays are provided, HCC is satisfied there is an acceptable level of visibility for vehicles and pedestrians.
- Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D3, T1 and T2 and the provisions of the NPPF.
- Recommendation - Grant conditional permission.

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. Prior to the first use of the development hereby permitted the vehicular access shall be completed and thereafter retained as shown on drawing (24015-02) in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority. Prior to use appropriate arrangements shall be made for surface water to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

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.

Informative/s:

1. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
2. Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 January 2025	

