DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00992/RM	Reserved matters application for approval of landscaping details for outline planning application 17/00883/1 granted 09.08.2017 for residential development of 10 units comprising 9 x two bed flats, conversion and part two storey/part single storey side extension to existing building at the rear of the site to provide 4 parking spaces and cycle store at ground floor with 1 x 2 bed flat over and 18 car parking spaces within site following demolition of existing buildings. Repairing and raising of existing wall on northern boundary to 2.5 metres in height and repairing and raising of existing wall to western boundary to 2.1 metres in height.	Hamilton Billiards And Games Co Park Lane Knebworth Hertfordshire SG3 6PJ

Submitted Plan Nos

1815/01A 1815/02A LC-2651-01

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 8 – Development in Towns

1.2 **National Planning Policy Framework**

Section 12 – Achieving well-designed places

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017)**

Strategic Policies
SP9: Design and sustainability

Development Management Policies
D1: Sustainable Design;

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Local residents/public notice**
None received.

3.2 **Knebworth Parish Council**
No response received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located in close proximity to Knebworth Railway Station which is located on the intersection of Station Approach and Park Lane. Dancote is located to the western boundary of the site and wraps around the north boundary. To the east is the car park for the Railway Station with the railway itself beyond.

4.2 **Proposal**

4.2.1 This application purely seeks the approval of the landscaping pursuant to the earlier grant of outline planning permission 17/00883/1 for the redevelopment of the site for residential. The outline pp was granted 09.08.2017.

4.3 **Key Issues**

4.3.1 The key issue for consideration is whether the proposed landscaping would ensure that the completed development would have an acceptable impact on the character and appearance of the area.

4.3.2 Grassed areas are proposed around the perimeter of the main building with some planting beds and paved walkways proposed at various locations across the site. Several small and a limited number of medium sized trees are also proposed including several trees towards the front of the site.

4.3.3 A medium-sized tree (Pyrus Calleryana Chanticleer) is proposed to be located on the grassed area between the edge of the site and the road at the front of the site. A concern was raised that this tree may interrupt visibility to/from the access, however, visibility is calculated from the centre of the front edge of the access and I do not consider that a tree of the size proposed would therefore cause any harm to visibility.

4.3.4 In my view the landscaping proposed would have an acceptable visual impact and would complement the development that it would accompany. As a final development I am satisfied that the scheme would represent a significant improvement of the site and raise the standard of design in the area more generally.

4.4 **Conclusion**

4.4.1 The landscaping details are acceptable and therefore I recommend that the reserved matters application is approved.

4.5 **Alternative options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 I recommend that planning permission is **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be carried out wholly in accordance with approved drawing number LC-2651-01.

   Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

2. The approved details of landscaping 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.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

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 (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: 25 July 2018	