

16 Priory Way Hitchin Hertfordshire SG4 9BL

Statement

1.0 Introduction

This Statement has been prepared in support of a Full Planning Application for.

- The erection of Horizontal sliding residential driveway gates, personnel gate and side panels.
- The Application is accompanied by Drawings IHL/25/PW/01, 02 and 03

2.0 Proposals

The horizontal sliding gate is to be located on the site boundary in front of the existing double garage door, be 1600mm in height and be finished with a grey powder coat finish.

The proposed gates and side panels would have a more modern contemporary design and appearance that is considered to be in keeping with the new dwelling.



Photograph of proposed gate

The design of the gates with gaps between the vertical members will allow light to pass through and views of the house and driveway.

The gates/panel will be located on the site boundary and will not affect the approved parking provision and driveway. The gates will not open onto the two-outside parking spaces at the front of the property and would not block access to the integral garage and the outside space closest to the dwelling.

The vehicular access to the site and the visibility splays as previously approved are unaltered.

3.0 The Site and Surrounding Area

The application Site is a corner plot located on the inside of the bend to Priory Way and is in a residential area of detached dwellings.

Planning permission was granted for the demolition of the existing dwelling, and the erection of a replacement dwelling of three floors including accommodation in the roof. The construction of this replacement dwelling is now complete and has pitched and flat roofs, and single storey projections to the front, sides and rear. The dwelling is of a more contemporary design and appearance, with materials including zinc cladding.

The permeable block paved driveway gives access to the double integral garage two external car parking spaces and the front entrance to the dwelling.



There is a mature Acer tree at the front of the site which has been retained, and the laurel hedge has been replanted along the boundary with Priory Way .in accordance with the approved Landscape proposals.



The majority of the dwellings in this part of Priory Way have tall hedges/planting or low/dwarf walls and fences with vegetation on their front boundaries. Some of the properties have gates to the driveway. The tall hedges/planting limits views of the dwellings and into the front garden areas.





No.14 Priory Way which is adjacent to the application site has a low-level brick boundary wall and brick piers between close boarded timber fence panels the overall height is 1800mm above the footpath level.



18 Priory Way

Which is adjacent to the application site has a low-level brick boundary wall and brick piers between close boarded timber fence panels the overall height is 1800mm above the footpath level.

Adjacent to the boundary between Nos. 16 and 14 is a single storey garage with the garage doors facing the highway and block paving driveway up to the back edge of the footpath.

Planning Permission with conditions was granted on 16th March 2016 reference 16/00255/IHH for.

*Two storey side extension; single storey side extension together with the conversion of existing integral garage to provide ground-level bedroom/care facility for family member; detached double garage; single storey front porch; **proposed gates and boundary wall along front driveway.***



No 9 Priory Way- Planning Permission was granted on 26th November 2015 under Reference 15/02499/1HH for
Replace wrought iron panels with wood panels to front boundary wall.



13 Priory way- Front Boundary Wall with railings above and gate to driveway



4.0 Recent Planning History

Planning Application 21/03472/FP

Erection of one detached 6-bed dwelling following demolition of existing dwelling (as amended by plans received 23/03/22 and 25/03/22).

The Application was Approved on 29 April 2022 with 14No. Conditions

Planning Application 23/00924/S73

Variation of condition 2 (revised plans PL07D) of planning permission 21/03472/FP granted 29.04.2022 for erection of one detached 6-bed dwelling following demolition of existing dwelling, to add boundary wall, railings and gates

The Application was refused on 17 August 2023 for the following reason.

The proposed development by reason of its size, scale and design would not be in keeping with the prevailing character of the street scene and would be harmful to its character and appearance. The proposal would not comply with Policy D1 of the Local Plan and Section 12 of the NPPF.

Appeal Ref. APP/X1925/W/24/3338656

An Appeal was lodged against the refusal to grant planning permission under reference 23/00924/S73.

The Inspector considered the proposed boundary wall would result in considerable harm to the character and appearance of the area as it would fail to soften the impact of the approved dwelling and would be much less satisfactory than the approved landscaping scheme.

The Inspector did not make any reference to the proposed entrance gates to the driveway, apart from the comment in paragraph 3- A gate is also sought.

The Appeal was dismissed on the 18th October 2024.

Whilst it is appreciated that a boundary is required that would provide privacy without unduly resulting in shade, this could be achieved by the approved plans, although re-planting would be necessary. This proposal does not offer a suitable alternative. In conclusion, as there are no matters that outweigh my concerns, I dismiss the appeal.

5.0 Conclusion

The proposed 1600mm high horizontal sliding gate, personnel gate are to be located on the site boundary in front of the double garage door, adjoining the existing 1800mm high low wall and close boarded boundary treatment to No 18 Priors Way.

The proposed gates and side panels would have a more modern contemporary design and appearance that is considered to be in keeping with the new dwelling and will not be out of keeping with the general street scene.

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The design of the gates with gaps between the vertical members will cause very little shadow and will allow light to pass through and give views of the house and driveway.

The proposed gates/panel will not affect the approved parking provision and driveway. The gates will not open onto the two-outside parking spaces at the front of the property and would not block access to the integral garage and the outside space closest to the dwelling.