DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00789/FPH	Replace existing driveway with new hardstanding and dropped kerb.	12 Pix Road Letchworth Garden City Hertfordshire SG6 1PX

Submitted Plan Nos

PR/12/01; Location Plan; Site Plan

1.0 Policies

LP28	House Extensions

LP58	Letchworth Garden City Design Principles
SECT12	Conserving and enhancing historic enviro
SECT7	Requiring Good Design
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets

2.0 Site History

2.1 None relevant.

3.0 Representations

3.1 **Local Residents** - No representations received.

3.2 **Hertfordshire Highways** - do not wish to restrict the grant of permission subject to the imposition of highway informatives.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 12 Pix Road is a mid-terrace located on the western side of the road close to the junction with Ridge Road. The site is within the Conservation Area.
The property has benefited from a hardstanding to the front, similar to others in the area but currently access to this for parking is across a low kerb.

4.2 Proposal

4.2.1 Creation of new vehicular access by dropping the kerb from Pix Road and replacing an existing hardstanding to the front of the dwelling. The existing surface is shingle and this would be replaced with block paving.

4.3 Key Issues

4.3.1 The key issues for consideration are as the impact that the proposed development would have on the safe and free flow of traffic along the highway and the impact

upon the visual appearance of the front of the site as a result of the works.

4.3.2 Highways

Hertfordshire County Council Highways have been consulted on the application and they have responded with the following comments:

" COMMENTS / ANALYSIS: The application comprises of a dropped kerb at 12 Pix Road, Letchworth Garden City. Pix Road is designated as an unclassified local access road, subject to a speed limit of 30mph and highway maintainable at public expense.

There is currently a hardstanding area but no dropped kerb. Although there is marginally less than the recommended 5m between the front of the building and the edge of the highway carriageway, given that the proposal involves the creation of off-street parking and there is a lack of on-street parking due to the narrow width of Pix Road and there are no defined footways, this is considered to be acceptable by HCC as Highway Authority. Although vehicles are unable to turn around and egress to the highway in forward gear, this is considered acceptable on a local access road.

The applicant will need to enter into a vehicle crossover agreement with HCC as Highway Authority (please see the above highway informative). "

Given the above comments, it is my view that the proposal would not have a detrimental impact on the free and safe flow of both pedestrians and vehicles along Pix Road subject to the recommended informatives below.

4.3.3 Visual impact

The proposal creates a more formal access into the front garden of the property which would also benefit from the replacement of the existing shingle for block paving to form a hardstanding. The front boundary of the property has hedges to either side and these would not be altered. The change from shingle to block paving would be acceptable for this location. I therefore raise no objections to the visual impact of the proposed development.

4.4 **Conclusion**

4.4.1 In the absence of any material planning reasons to the contrary it is my view that planning permission should be granted.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

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.

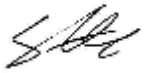
Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

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.

Informative/s:

Hertfordshire County Council (HCC) recommends inclusion of the following highway informatives / advisory notes (AN) to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:
AN) Construction standards for new vehicle access: Where works are required within the public highway to facilitate the new vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the website. https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx or by telephoning 0300 1234047.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 May 2018	