



NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order
2015

DECISION NOTICE

Correspondence Address:
Peter George Town Planning
Nine Hills Road
Cambridge
CB2 1GE

Applicant:
Mr G Hattersley

PARTICULARS OF DEVELOPMENT

Application: 21/00457/FP

Proposal: Erection of one detached self-contained one-bed bungalow (as amended by plan received 19.03.2021)

Location: 19 St Katherines Close, Ickleford, Hitchin, Hertfordshire, SG5 3XS

Plan Nos: ODC 20/33.02.A ODC.21/04.01 ODC 20/33.03

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 11 February 2021, subject to the following condition(s):

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. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

4. Prior to the occupation of the approved dwelling the following landscape details to be submitted shall include the following:

a) which, if any, of the existing vegetation inside and adjoining the site is to be removed and which is to be retained.

b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting.

c) the location and type of any new walls, fences or other means of enclosure, any hardscaping proposed, and any other site furniture.

Landscaping shall be implemented in accordance with the approved details.

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

5. 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.

6. Prior to occupation, the proposed new dwelling shall each incorporate an Electric Vehicle (EV) ready domestic charging point for each dwelling.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impacts of the operational phase of the development on local air quality.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no enlargements off the north-west side elevation as set out in Class A of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces

those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: To safeguard the parking and turning areas of the site.

8. Land Contamination Condition

Any suspected contamination encountered during the development of this site, shall be brought to the attention of the Local Planning Authority as soon as practically possible; in such a case, a scheme to render this contamination harmless, shall be submitted to, and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

9. Prior to the first occupation of the development hereby permitted the new vehicular access shall be provided and thereafter the access shall be retained at the position identified on the approved drawing number ODC.20/33.02 revision A

Reason: To ensure satisfactory access into the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan.

10. Prior to the access being first brought into use vehicle to vehicle visibility splays shall be provided and permanently maintained as identified on drawing number ODC.20/33.02 revision A. Within which there shall be no obstruction to visibility between 600 mm and 2.0 metres above the footway level. The measurements shall be taken from the intersection of the centre line of the permitted access with the edge of the carriageway of the highway respectively into the application site and from the intersection point along the edge of the carriageway.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. 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.

Signed:

Development Management
North Hertfordshire District Council



Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Development & Conservation Manager

Date: 6 April 2021

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Applicants will need to pay a compliance fee where they request confirmation in writing of any planning consent, agreement or approval (commonly known as discharge of conditions) required by one or more conditions or limitations attached to a grant of planning permission.
- 3 The fee is £116 per request or £34 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse.

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available via the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application
- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.
- 5 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are,

therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

8 **Cadent Gas Informative:**

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYELAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
21/00457/FP	Erection of one detached self-contained one-bed bungalow (as amended by plan received 19.03.2021)	19 St Katherines Close Ickleford Hitchin Hertfordshire SG5 3XS

Submitted Plan Nos

ODC 20/33.02.A ODC.21/04.01 ODC 20/33.03

1.0 Policies

LP26	Housing Proposals
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LP5	Excluded Villages
LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
SECN11	Making effective use of land
SECN12	Achieving well-designed places
SECN5	Delivering sufficient supply of homes
SECN9	Promoting sustainable transport
XD1	Sustainable Design
XD3	Protecting Living Conditions
XD4	Air Quality
XNE1	Landscape
XSP1	Sustainable Development in NH
XSP12	Grn Infrastructure biodiversity landscap

XSP2	Settlement Hierarchy
XSP6	Sustainable Transport
XSP8	Housing
XSP9	Design and Sustainability
XT1	Assessment of Transport Matters
XT2	Parking

2.0 **Relevant site history**

2.1 None.

3.0 **Representations**

3.1 **Local Residents** – The following objections and comments were received:

- ☐ Oppose the building work.
- ☐ No objections to this particular application.
- ☐ Would object if the application changed to a larger dwelling on the grounds of access.

3.2 **Waste Officer** – No objections.

3.3 **Environmental Health Air Quality** – No objection.

3.4 **Hertfordshire County Council highways officer** – Does not wish to restrict the grant of permission.

3.5 **Environmental Health Officer** – No objections.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site comprises part of the rear garden of No. 19 St Katherines Close, a two storey semi-detached dwelling with a pitched roof. The site contains two outbuildings, and

has 1.8m high fences on its boundaries. The site has gates allowing vehicular access on its west onto St Katherines Close, which is of narrow single-lane width along the west boundary. This part of St Katherines Close continues a short distance further to the south. The site does not have any specific policy designations in the adopted and emerging Local Plans, and is within the settlement boundary of Ickleford.

4.2 Proposal

- 4.2.1 The sub-division of the site and the erection of a detached one bedroom bungalow with a pitched roof, which would be of a more conventional design with brick walls and a tiled roof. The dwelling would have one parking space on site, accessed via the existing gates. The dwelling would be fully separate from No. 19. Part of the rear garden of No. 19 would be removed to provide a visibility splay for the bungalow, with 1.8m fences on the new boundary.

4.3 Key Issues

- 4.3.1 The assessment of this application was made from the documents submitted with the application, photos of the site and surroundings taken by the applicant, and images from Google Maps and Street View (a site visit in person by the case officer was not permitted during the course of the application due to restrictions in movement during the Corona Virus crisis). The key material considerations are whether the development is acceptable in principle, character and appearance, impacts on neighbour amenity, future living conditions, and highways and parking.

Principle

- 4.3.2 The site is in the settlement boundary of Ickleford, where new residential development is acceptable in principle in the adopted and emerging Local Plans.

Character and appearance

- 4.3.3 The proposal would sub-divide the site, resulting in two smaller separate residential curtilages. Most existing residential development has larger plots with a lower density, however Nos. 27 and 36 St Katherines Close nearby to the north have plots of a comparable size to that proposed, while further to the east on Greenfield Avenue are numerous dwellings (many of them bungalows) with similar plot sizes to that proposed. I consider the sub-division compatible with the pattern and grain of development in the locality.
- 4.3.4 The proposed bungalow would be a different type of dwelling to its two storey immediate neighbours, however there are bungalows on St Katherines Close and Greenfield Avenue a short distance away to the east, therefore I consider that a bungalow on this site would not be harmful to the character of the area.
- 4.3.5 The design, size and height of the bungalow would be fairly conventional in its appearance, and details of external materials will be required to be provided by condition. It would not appear cramped in its plot, therefore I consider the design and size acceptable. Landscaping as shown appears satisfactory, with further details to be required by condition. The bungalow is considered to be of an acceptable design.

Neighbour amenity

- 4.3.6 The bungalow would be visible from the front elevations and gardens of Nos. 21 and 23 St Katherines Close opposite, however due to the small size and height of the

bungalow I do not consider that it would result in adverse impacts to their amenity. The bungalow would be sufficiently far from the boundary with No. 17 to avoid causing harm. There would not be any privacy issues. Impacts relating to construction are subject to Environmental Health controls. The proposal would not in my view cause loss of amenity to nearby dwellings.

Future living conditions

- 4.3.7 It is considered that the main habitable rooms of the bungalow would be of a sufficient size to provide an acceptable standard of accommodation, and would receive adequate outlook and light. The bungalow would not experience harmful overlooking and overshadowing from nearby buildings. The private garden is considered to be of an acceptable size and quality for the size of the dwelling proposed.
- 4.3.8 The bungalow would be sufficiently far from No. 19 to avoid potential overshadowing, and (subject to appropriate boundary treatment with the remaining rear garden), would not affect privacy. The rear garden of No. 19 would be reduced, however it's approx. size of 110 sqm is considered acceptable with regards to amenity space. I therefore consider future living conditions acceptable.

Parking and highways

- 4.3.9 The bungalow would have one parking space and turning space, which is considered sufficient and acceptable. On the basis of the lack of objections from the County Council highways officer, the access arrangements are considered acceptable.

Climate change mitigation

- 4.3.10 The proposed development is not considered of a scale whereby any practical climate change measures can be secured via the grant of planning permission. An Electric Vehicle domestic charging point condition will however encourage the use of more sustainable transport, which would provide an incentive for electric vehicle use and lower carbon emissions.

4.4 **Balance and Conclusion**

- 4.4.1 The LPA is not able to demonstrate a five year housing land supply. The tilted balance set out in paragraph 11 of the NPPF is engaged. There will be limited benefits from the provision of one new dwelling. There would not be any harms, therefore the benefits of the development would not be outweighed.
- 4.4.2 In the absence of material planning reasons to the contrary it is my view that planning permission is **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.

3. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

4. Prior to the occupation of the approved dwelling the following landscape details to be submitted shall include the following:

a) which, if any, of the existing vegetation inside and adjoining the site is to be removed and which is to be retained.

b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting.

c) the location and type of any new walls, fences or other means of enclosure, any hardscaping proposed, and any other site furniture.

Landscaping shall be implemented in accordance with the approved details.

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

5. 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.

6. Prior to occupation, the proposed new dwelling shall each incorporate an Electric Vehicle (EV) ready domestic charging point for each dwelling.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impacts of the operational phase of the development on local air quality.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no enlargements off the north-west side

elevation as set out in Class A of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: To safeguard the parking and turning areas of the site.

8. Land Contamination Condition

Any suspected contamination encountered during the development of this site, shall be brought to the attention of the Local Planning Authority as soon as practically possible; in such a case, a scheme to render this contamination harmless, shall be submitted to, and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

9. Prior to the first occupation of the development hereby permitted the new vehicular access shall be provided and thereafter the access shall be retained at the position identified on the approved drawing number ODC.20/33.02 revision A

Reason: To ensure satisfactory access into the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan.

10. Prior to the access being first brought into use vehicle to vehicle visibility splays shall be provided and permanently maintained as identified on drawing number ODC.20/33.02 revision A. Within which there shall be no obstruction to visibility between 600 mm and 2.0 metres above the footway level. The measurements shall be taken from the intersection of the centre line of the permitted access with the edge of the carriageway of the highway respectively into the application site and from the intersection point along the edge of the carriageway.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. 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.

Signed <i>T. Allington</i> Tom Allington Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 April 2021	

NORTH HERTFORDSHIRE DISTRICT COUNCIL
HOUSING AND PUBLIC PROTECTION

MEMORANDUM

To: Andrew Hunter – Planning Control	From: Roger Pitman -Environmental Protection Ext: 4263
Copy to:	Date: 25/02/2021
Our Ref: PLAN 723469	Your Ref: 21/00457/FP
Subject: 19 St Katherines Close Ickleford Hitchin Hertfordshire SG5 3XS	

Andrew,

I have reviewed the documents submitted in support of this revised planning application and can confirm that there is no objection to the proposal in terms of local air quality. However, the following conditions are recommended in line with the NHDC Air Quality Planning Guidance as issued in October 2018.

Local Air Quality:

An approach to considering the impact of a development on air pollution and the potential mitigation of such is in place in the form of the air quality planning guidance that can be found at <http://www.north-herts.gov.uk/home/environmental-health/pollution/air-quality/air-quality-and-planning>

Application of the guidance to a development of this scale, residential development comprising erection of one detached self-contained one-bed bungalow, and location defines the site as being a MINOR scale development and so the following condition is recommended to ensure that appropriate local air quality mitigation is provided.

EV Recharging Infrastructure Condition

Prior to occupation, the proposed new bungalow, shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

Informative

1) EV Charging Point Specification:

A charging point shall be installed by an appropriately certified electrician/electrical contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations.

Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is recommended for Eco developments)

- A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an external charge point.
- The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging

Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF). This includes requirements such as ensuring the Charging Equipment integral protective device shall be at least Type A RCD (required to comply with BS EN 61851 Mode 3 charging).

- If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted, and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.
- A list of authorised installers (for the Government's Electric Vehicle Homecharge Scheme) can be found at <https://www.gov.uk/government/organisations/office-for-low-emission-vehicles>

2) The above condition is considered relevant and reasonable for the following reasons:

- Paragraphs 170 (e), 181 of the NPPF, which refer to the effects (including cumulative effects) of pollution (including air pollution) on health, the natural environment (including air quality).
- Paragraphs 102 (d), 105 (e) and 110 (e) of the NPPF, which refer to the need to promote sustainable transport including the provision for charging plug-in and other ultra low emission vehicles'.
- HCC Local Transport Plan (LTP4) 2018-2031 which includes an objective to 'preserve the character and quality of the Hertfordshire environment' and 'make journeys and their impact safer and healthier', as well as its Emissions Reduction Policy 19.
- It is consistent with the approach specified in the NHDC Air Quality Planning Guidance Document, which is referenced within the current consultation version of the Local Plan.

Please let me know if you have any questions.

Regards
Roger Pitman
Environmental Protection Officer

Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHO242
County Hall
Pegs Lane
Hertford
SG13 8DE

Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning

North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

District ref: 21/00457/FP
HCC ref: NH/5005/2021
HCC received: 19 March 2021
Area manager: Matthew Armstrong
Case officer: Roger Taylor

Location

19 ST. KATHERINES CLOSE ICKLEFORD HITCHIN SG5 3XS

Application type

Full Application

Proposal

AMENDED PROPOSAL

Erection of one detached self-contained one-bed bungalow.

Decision

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

1. Prior to the first occupation of the development hereby permitted the new vehicular access shall be provided and thereafter the access shall be retained at the position identified on the approved drawing number ODC.20/33.02 revision A

Reason: To ensure satisfactory access into the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan.

2. Prior to the access being first brought into use vehicle to vehicle visibility splays shall be provided and permanently maintained as identified on drawing number ODC.20/33.02 revision A. Within which there shall be no obstruction to visibility between 600 mm and 2.0 metres above the footway level. The measurements shall be taken from the intersection of the centre line of the

permitted access with the edge of the carriageway of the highway respectively into the application site and from the intersection point along the edge of the carriageway.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan.

COMMENTS

The application comprises of the erection of one detached self-contained one-bed bungalow

VEHICLE ACCESS

The property is located along the extended access road offset from St Katherines Close that is designated as a local access road subject to a speed limit restricted to 30 mph. The turning area provided as part of the development would enable vehicles to turn around and egress the access to the site in forward gear.

HIGHWAY SAFETY - Visibility along the highway from the existing access

Vehicle to vehicle inter-visibility and pedestrian visibility is to be provided as part of the planning application. The sightlines shown on the submitted drawing shows the vehicle to vehicle inter-visibility from the centre of the new access, the short sightline distances shown which was considered acceptable due to the slow approach speed and low volume of vehicles passing the new access.

A site visit undertaken showed that the above recommended vehicle to vehicle inter-visibility would be acceptable for vehicles entering and exiting the site consequently this is addressed by the recommended visibility planning condition.

IMPACT ON THE PUBLIC HIGHWAY/ TRAFFIC GENERATED BY THE NEW DEVELOPMENT

There is an increase to the parking demand as a result of this development consequently parking provision should be maintained to comply with the North Herts District Council supplementary planning document on parking.

CONCLUSION

Hertfordshire County Council as Highway Authority has considered that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to the inclusion of the above planning conditions.

Signed

Roger Taylor

30 March 2021



PLANNING STATEMENT

19 St Katharines Close, Ickleford, SG5 3XS

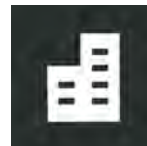
Job Ref: 20/030

Date: FEBRUARY 2021



Prepared by Tom Donovan BA (Hons), MA, MRTPI on behalf of

PETER GEORGE TOWN PLANNING



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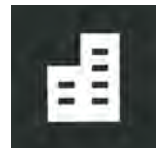


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APPENDIX:

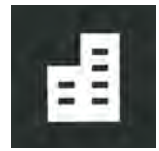
Appendix 1: NHDC Pre-Application Response 20/03031/PRE

Appendix 2: Site Photographs



Section 1: Introduction

- 1.1 This statement has been prepared in support of an application for planning permission for the erection of a self-contained one-bedroom bungalow.
- 1.2 This planning application follows a pre-application submission made to the Council in December 2020. The pre-application response (attached at **Appendix 1**) was largely positive indicating that, were an application submitted, it would most likely be able to be looked upon favourably by officers.
- 1.3 This statement explains the proposals, sets out relevant local and national planning policy and ultimately makes the case as to why planning permission should be granted.



Section 2: Analysis of the Site and Surroundings

The Application Site

- 2.1 No. 19 St Katharines Close is a semi-detached property and is located at the far south-west end of the street. It has been extended to the side and rear at single storey level as per application reference 17/04114/FPH that was approved in January 2018.
- 2.2 The property has a rear garden that is approximately 27m in length and a single storey outbuilding is located at the far end of the rear garden. The area to the front of the property has been laid to hardstanding providing parking for approximately 3 cars.
- 2.3 In terms of the access, the main driveway and car parking area is to the front of the property. However, slightly unusually, the adopted highway continues around the corner for approximately 50m allowing access to nos. 21 and 23 and also to a second vehicular access that serves no.19. This is reflected on the ground by the presence of a gravel driveway within the rear garden. The adopted highway is indicated by the grey shading at Figure 1.

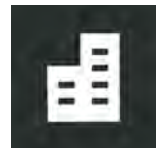


Figure 1 - Site Location Plan

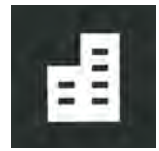
- 2.4 A playing field and allotments are located further to the rear of the application site. These can be accessed via St Katharines Close but there is also an access road from Greenfield Avenue.

Wider Surroundings

- 2.5 St Katharines Close is located towards the south-west end of Ickleford branching off Greenfield Avenue which itself branches off from Turnpike Lane, one of the main roads through the village.



- 2.6 Ickleford is one of the villages earmarked for growth under the terms of the emerging North Hertfordshire Local Plan 2011-2031 which is making its way towards adoption. It contains a number of services including multiple public houses, a small number of shops/services, a church, village hall, sports facilities, and primary school.
- 2.7 The village is a short distance north of the historic market town of Hitchin which is one of the four major towns in North Hertfordshire. The Priory School (which is a secondary school) is located a short distance from the application site.
- 2.8 The village has good pedestrian and public transport links enabling access to the surrounding and wider area without reliance on the use of the private car.

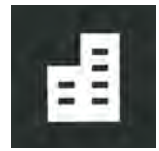


Section 3: The Development Proposal

- 3.1 The proposal is to sub-divide the existing garden in order to provide a self-contained one-bedroom bungalow to the rear fronting St Katharines Close. The proposed dwelling would measure approximately 10.2m in width and have a depth of approximately 6.3m. A modest single storey porch is proposed, and this would be positioned to the front of the property having a projection of approximately 1.2m. The proposed dwelling would have a simple pitched roof with an eaves height of 2.35m and a ridge height of 4.4m.



Figure 2 - Proposed Elevations



3.2 The existing vehicular access at the side of the property is proposed to be utilised and parking (including turning area) is provided to sufficiently accommodate 1 car. The dwelling would have a small section of garden to the front and side with a more generous section to the rear. A small patio is proposed to the rear as well as a short section of path leading to the front door from the proposed parking area.

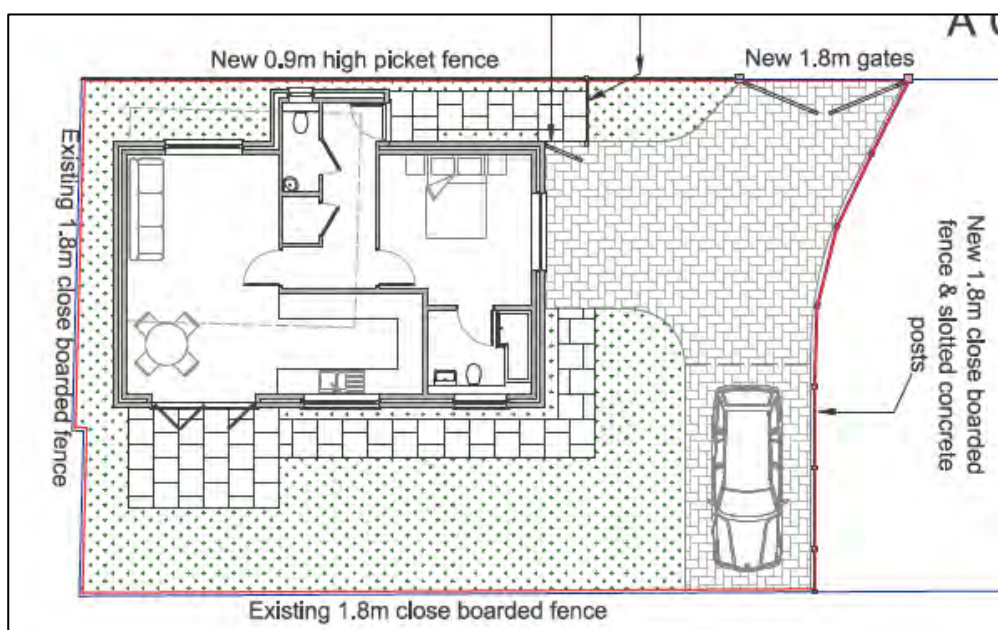


Figure 3 - Proposed Site Plan

3.3 As indicated on drawing ODC.20/33/02 (and at Figure 3), a 0.9m high picket fence is proposed for the front boundary as well as a new 1.8m high close boarded fencing to the rear and flank boundaries. New 1.8m high gates are proposed for the front access.



Section 4: Relevant Planning Policy

National Planning Policy Framework

- 4.1 The Government policies on different aspects of planning are set out in the National Planning Policy Framework 2019 (the Framework).

Achieving Sustainable Development

- 4.2 The relevant sections of the Framework are as follows:
- Section 2: Achieving sustainable development
 - Section 5: Delivering a sufficient supply of homes
 - Section 9: Promoting sustainable transport
 - Section 11: Making effective use of land
 - Section 12: Achieving well-designed places
 - Section 15: Conserving and enhancing the natural environment

Development Plan

- 4.3 Section 38(6) of the Planning Compulsory Purchase Act 2004 states that:



“If regard is to be had to the development plan for the purpose of any determination under the Planning Acts, the determination must be made in accordance with the plan unless material considerations dictate otherwise.”

4.4 The development plan context for the planning application is provided by:

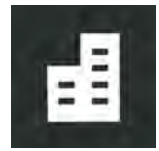
- North Herts District Local Plan No.2 (with Alterations) (Saved 2007)

4.5 Policies within the North Herts Local Plan are considered to be out-of-date and therefore the amount of weight attributed to them should be dictated by their degree of consistency with the Framework. The following policies are considered relevant to the consideration of this application:

- Policy 5: Excluded Villages
- Policy 55: Car Parking Standards
- Policy 57: Residential Guidelines and Standards

Supplementary Planning Documents

- Vehicle Parking at New Development SPD September 2011



Emerging Local Plan

- 4.6 Emerging Policy is contained within the emerging North Hertfordshire Local Plan 2011-2031.
- 4.7 Paragraph 48 of the Framework advises that Local Planning Authorities may give weight to relevant policies in emerging plans according to, a) the stage of preparation of the emerging plan, b) the extent to which there are unresolved objections to relevant policies, and c) the degree of consistency with the Framework.
- 4.8 The Plan was submitted to the Secretary of State on 9 June 2017 and the initial Local Plan Hearing Sessions were held in November/December 2017 and February/March 2018. The Council has since undertaken Main Modifications to the Plan and further Hearing Sessions have taken place throughout December 2020 and early 2021.
- 4.9 Policies of relevance in this case are as follows:

Strategic Policies

- Policy SP1: Sustainable Development in North Hertfordshire
- Policy SP2: Settlement Hierarchy and Spatial Distribution



- Policy SP6: Sustainable Transport
- Policy SP8: Housing
- Policy SP9: Design and Sustainability
- Policy SP12: Green Infrastructure, Landscape and Biodiversity

Development Management Policies

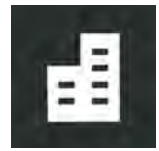
- Policy T1: Assessment of Transport Matters
- Policy T2: Parking
- Policy D1: Sustainable design
- Policy D3: Protecting living conditions
- Policy D4: Air Quality
- Policy NE1: Landscape



Section 5: Planning Analysis

The Principle

- 5.1 The application site is located within the settlement limits of Ickleford and the broad principle of development is therefore accepted under the terms of Saved Policy 5 and Emerging Policy SP2. Saved Policy 5 being supportive of development which is compatible with the maintenance and enhancement of village character, and the maintenance of Green Belt boundaries, with Emerging Policy SP2 being similarly supportive of development within the larger towns and settlements within the district, including Ickleford.
- 5.2 As indicated in the pre-application response, new residential development within Ickleford is acceptable in principle. Moreover, given that the Council is not able to demonstrate that it currently has a five-year supply of land for housing, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.3 In light of the above, the key issues are therefore as follows:
- The effect on the character and appearance of the area.

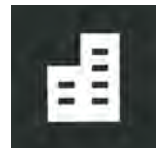


- The quality of the proposed residential accommodation.
- The effect on the living conditions of neighbouring properties.
- The effect on the safe operation of the adjacent highway.

The Effect on the Character and Appearance of the Area

5.4 The application site is in a fairly secluded location at the far end of St Katharines Close and at the rear of existing dwellings. St Katharines Close is primarily comprised of short terraces and semi-detached dwellings with most of these properties fronting onto the main section the road. However, nos.21 &23 are a semi-detached pair accessed from the part of the road that runs alongside the flank boundary of no.19. These are on the same alignment as other properties at the far west end of the street but, given their lack of visibility from within the street, they are read as sitting within a different context to the remainder of the street.

5.5 The proposed bungalow has been positioned in a manner as to reflect this street arrangement that exists adjacent to the close as described in the above paragraph. Whilst the property would, quite rightly, not have a size and scale comparable with nos.21 & 23 opposite, it would front the public highway thus being reflective of the general pattern of development in this

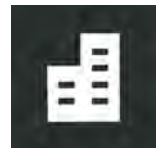


part of the street. This is demonstrated at Figure 4 below. Further, it is noted that single storey bungalows are located at the entrance to St Katharines Close and also within Greenfield Avenue. Accordingly, bungalows are not uncharacteristic in terms of the layout, character and appearance of the estate.



Figure 4 - Proposed Street Layout

- 5.6 A single storey building occupies the rear of the application site at present and it is acknowledged that the proposed dwelling would have a greater impact on the character and appearance of the area. However, the proposed dwelling would be modest in size and has been designed in a

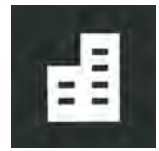


manner as to respond positively to the street scene. The traditional form and simple design would be reflective of the nature of development in the immediate vicinity of the site and would represent an improvement on the existing structure.

- 5.7 Overall, the proposed dwelling would have an acceptable design and appearance reflective of the scale and character of existing dwellings and the layout would accord with the general pattern of development of the area.

The Suitability of the Proposed Residential Accommodation

- 5.8 The proposed dwelling would have an internal floor area of approximately 65m². This is in excess of the minimum standard expected for a two-person one-bedroom dwelling (as per the *Technical Housing Standards – National Described Space Standard*). In terms of the internal layout, rooms would be spacious with natural light/ventilation provided for each room.
- 5.9 A garden area is provided to the rear which is considered appropriate for a property of this size. Moreover, due to the orientation the garden would receive most of its sun in the morning. The main habitable rooms are



located in the southern part of the house and thus these rooms are likely to enjoy a reasonable amount of sunlight throughout the day.

5.10 Furthermore, the proposed dwelling would be located a sufficient distance away from the donor property and would be sufficiently secluded from other properties to ensure that it would not suffer any harm to amenity by way of overlooking or other such similar impacts.

5.11 Overall it is considered that the proposed dwelling would provide a suitable standard of habitable accommodation for future occupants.

The Effect on the Living Conditions of Neighbouring Properties

5.12 The flank wall of the proposed bungalow would be set approximately 16m from the rear wall of the donor property no.19. Given the modest nature of the proposed bungalow and the lack of any windows on the flank elevation, it is unlikely that the living conditions of no.19 would be harmed to any material degree.

5.13 Given the modest nature of the proposed bungalow it is unlikely to cause any material harm to the living conditions of any of the other surrounding properties.



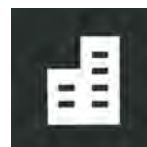
The Effect on the Safe Operation of the Highway

- 5.14 The proposal intends to utilise the existing access to the side of no.19. A turning area would be provided within the application site to enable cars to turn and leave in forward gear. Given that St Katharines Close is a local unclassified residential road it is not anticipated that the proposed development would compromise the safety of the highway.
- 5.15 There is a requirement for 2+ bedroom dwellings to have at least 2 car parking spaces, whilst 1-bedroom dwellings should have at least 1 space. The donor property would retain the front driveway which includes parking for 3 cars and, as such, would not suffer a reduction in the amount of car parking as a result of the loss of the rear access/parking area and would continue to meet the required standard. 1 car parking space is proposed for the bungalow in compliance with policy.
- 5.16 The proposal would provide the necessary amount of parking and would not materially alter the nature of the relationship between the site and the adjacent highway network. Accordingly, it is considered that the proposal would be acceptable in highways safety terms.



Section 6: Summary & Conclusions

- 6.1 The application is for the erection of a detached self-contained one-bedroom dwelling at the rear of the existing site together with the requisite amenity, parking provision and access from the highway.
- 6.2 As addressed in earlier parts of this statement, it is the appellant's case that the proposed development would be fully policy compliant and, in light of the recent pre-application response, is capable of being supported by officers.
- 6.3 Moreover, the Council is currently unable to demonstrate that it has a five-year supply of deliverable land for housing and, as such, the presumption in favour of sustainable development should apply and planning permission granted unless the harms of doing so would significantly and demonstrably outweigh the benefits.
- 6.4 In light of the above, and in the absence of any clear harm, it is respectfully requested that planning permission be granted for the proposed development.



APPENDIX



APPENDIX 1: NHDC Pre-Application Response 20/03031/PRE

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Correspondence address:

North Hertfordshire District Council, PO BOX 10613, Nottingham, NG6 6DH

Telephone: (01462) 474000

Text Phone: (01462) 474800.

DX 745063, Sale 8



27 January 2021

Tom Donovan
Peter George Town
Planning
Nine Hills Road
Cambridge
Cams
CB2 1GE

Our Ref: 20/03031PRE

Contact: Andrew Hunter
Direct Line: 01462 474519
Email: andrew.hunter@north-herts.gov.uk

Dear Paul

Site – 19 St Katherines Close, Ickleford, Herts

Proposal – Erection of self-contained one-bedroom bungalow in rear garden

I refer to your pre-application submission in respect of the above site, I am writing to you following an examination of the information submitted.

I would emphasise that this does not constitute a formal determination and is without prejudice to any subsequent formal planning application.

For your information the relevant government guidance and policies from the development plans are set out below.

Development site

The site comprises part of the rear garden of No. 19 St Katherines Close, a two storey semi-detached dwelling with a pitched roof. The site contains two outbuildings, and has 1.8m high fences on its boundaries. The site has gates allowing vehicular access on its west onto St Katherines Close, which is of narrow single-lane width along the west boundary. This part of St Katherines Close continues a short distance further to the south.

The site does not have any specific policy designations in the adopted and emerging Local Plans, and is within the settlement boundary of Ickleford.

Relevant planning history

None.

Proposal

The sub-division of the site and the erection of a detached one bedroom bungalow with a pitched roof. The dwelling would have one parking space on site, accessed via the existing gates. The dwelling would be fully separate from No. 19.

Consultation responses

None consulted.

Relevant policies

NPPF

Generally and specifically: 5 – Delivering a sufficient supply of homes; 9 – Promoting sustainable transport; 11 – Making effective use of land; 12 – Achieving well-designed places.

North Hertfordshire District Local Plan No. 2 with Alterations 1996 (Saved):

Policy 5 – Excluded villages
Policy 26 – Housing Proposals
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

Planning Policy Statements and Guidance can be downloaded from www.communities.gov.uk and the North Hertfordshire District Local Plan No. 2 with Alterations can be viewed at www.north-herts.gov.uk

North Hertfordshire District Local Plan 2011-2031 Proposed Submission Local Plan incorporating Proposed Main Modifications (November 2018):

Strategic Policies

Policy SP1 Sustainable development in North Hertfordshire
Policy SP2 Settlement hierarchy and Spatial Distribution
Policy SP6 Sustainable transport
Policy SP8 Housing
Policy SP9 Design and sustainability
Policy SP12 Green infrastructure, landscape and biodiversity

Development Management Policies

Policy T1 Assessment of transport matters
Policy T2 Parking
Policy D1 Sustainable design
Policy D3 Protecting living conditions
Policy D4 Air quality
Policy NE1 Landscape

Discussion

The main material considerations relating to this concerns whether the principle of the development is acceptable, character and appearance, impacts on neighbour amenity, future living conditions, and access and parking.

Principle

The site is in the settlement boundary of Ickleford, where new residential development is acceptable in principle in the adopted and emerging Local Plans. NHDC does not have a five year housing land supply, therefore as set out in paragraph 11 of the NPPF a proposal for new housing should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Character and appearance

The proposal would sub-divide the site, resulting in two smaller separate residential curtilages. Most existing residential development has larger plots with a lower density, however Nos. 27 and 36 St Katherines Close nearby to the north have plots of a comparable size to that proposed, while further to the east on Greenfield Avenue are numerous dwellings (many of them bungalows) with similar plot sizes to that proposed. I consider the sub-division compatible with the pattern and grain of development in the locality.

A new bungalow here would be a different type of dwelling to its two storey immediate neighbours, however there are bungalows on St Katherines Close and Greenfield Avenue a short distance away to the east, therefore I consider that a bungalow on this site would not be harmful to the character of the area.

The design, size and height of the bungalow would be fairly conventional in its appearance, and would fit in with the external materials used on nearby dwellings. It would not appear cramped in its plot, therefore I consider the design and size acceptable. Landscaping as shown appears satisfactory.

Neighbour amenity

The bungalow would be visible from the front elevations and gardens of Nos. 21 and 23 St Katherines Close opposite, however due to the small size and height of the bungalow I do not consider that it would result in adverse impacts to their amenity. The bungalow would be sufficiently far from the boundary with No. 17 to avoid causing harm. There would not be any privacy issues. The proposal would not in my view cause loss of amenity to nearby dwellings.

Future living conditions

Bungalow

It's rear garden is considered to be of a sufficient size and quality for potential occupants. It's curtilage would be approx. 15m from the first floor rear windows of No. 19, which would provide sufficient privacy. Main habitable rooms are considered to be of an adequate size and would, apart from the bedroom, receive sufficient outlook and light.

The bedroom would have one window, in close proximity to the west boundary of the site. This boundary presently comprises a 1.8m close-boarded fence, which if remaining, would substantially restrict the outlook and light from the bedroom. If the fence here was to be removed or lowered, or the bedroom window re-positioned to the north elevation, living conditions for occupants of the bedroom would be sufficient.

No. 19

The bungalow would be sufficiently far from No. 19 to avoid potential overshadowing, and (subject to appropriate boundary treatment with the remaining rear garden), would not affect privacy.

The rear garden of No. 19 would be reduced, however it's approx. size of 119 sqm is considered acceptable with regards to amenity space.

Parking and highways including refuse collection

The bungalow and No. 19 would have sufficient parking provision. I do not anticipate objections from the County highways section as an existing access would be used, traffic movements would be low, and the bungalow would have a turning area. Refuse collection should not be problematic given the close proximity of the bungalow to the highway.

Conclusion

Overall I have no objections to the proposal. My only potential concerns relate to outlook and light for the bedroom of the bungalow, which I anticipate can be resolved.

Yours sincerely

Andrew Hunter

West Team

Senior Planning Officer



APPENDIX 2: Site Photographs



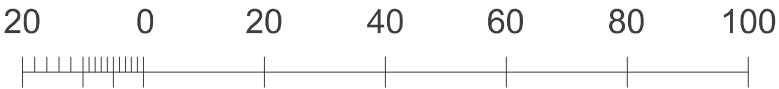
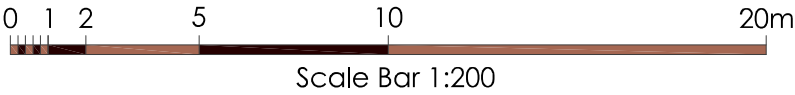
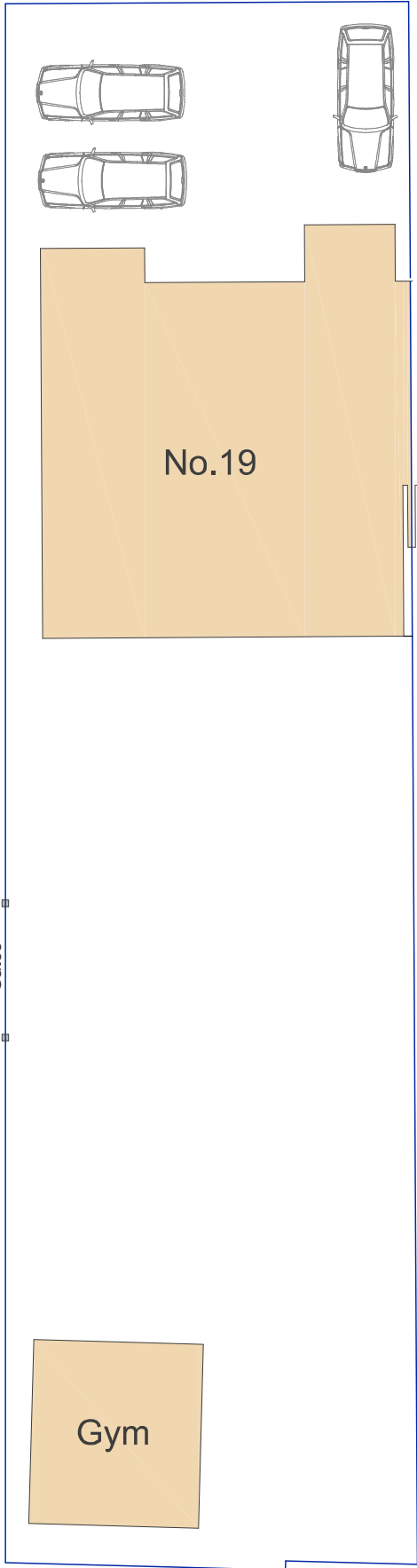








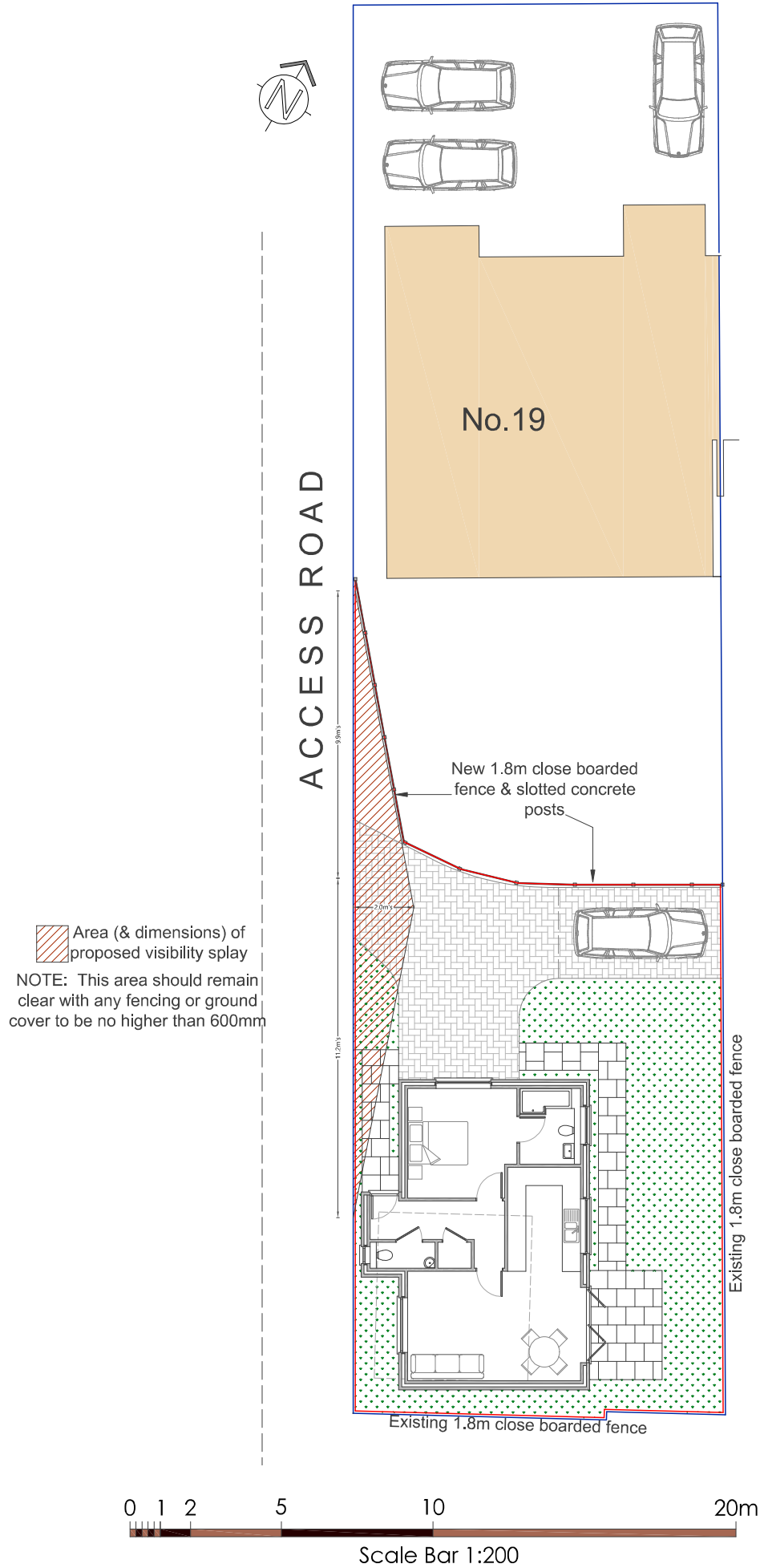




Metres

PLANNING DRAWING

Drawing Title			
Location & Site Plan (existing)			
Project			
19 St Katherines Close Ickleford HITCHIN SG5 3XS			
Rev.	Date	Note	
Drawing Number ODC-20/33.03			
Scale	1:200 1:1250	Paper Size	A3
Date	Feb '20		
Octagon Design & Consultancy 2a Bournemouth Rd - STEVENAGE - Herts SG1 2PN e: trj13@icloud.com m: 07831 146756			



PLANNING DRAWING

Drawing Title		A	17/03/2021	Visibility splays and dimensions added
Location & Site Plan (proposed)		Rev.	Date	Note
Project		Drawing Number ODC:20/33.02.A		
19 St Katherines Close Ickleford HITCHIN SG5 3XS		Scale	1:200 1:1250	Paper Size A3 Date Feb '21
		Octagon Design & Consultancy 2a Bournemouth Rd - STEVENAGE - Herts SG1 2PN e: trj13@icloud.com m: 07831 146756		



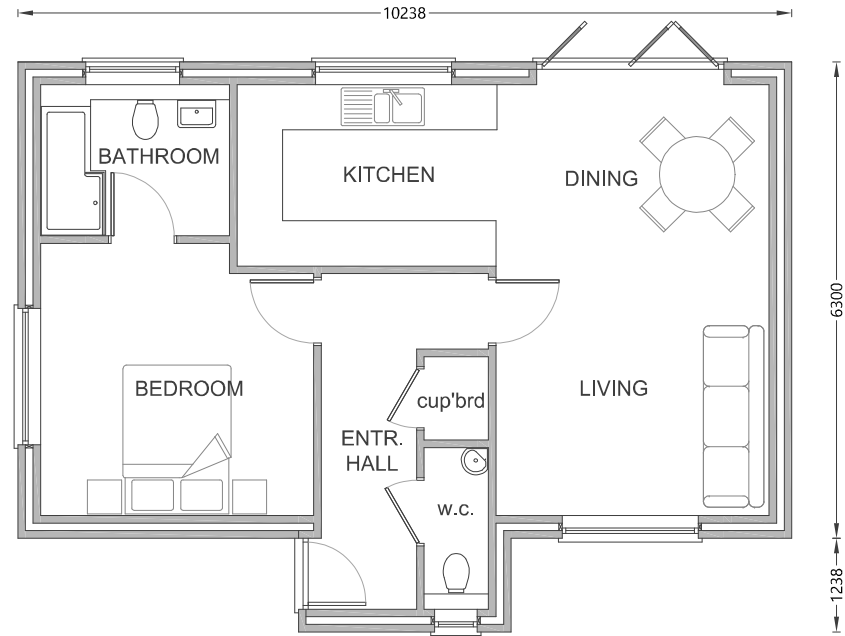
EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION



PROPOSED FLOOR PLAN

PLANNING DRAWING

Drawing Title			
Proposed Floor Plans & Elevations	.	.	.
	Rev.	Date	Note
Project	Drawing Number: ODC.21/04.01		
19 St Katherines Close Ickleford HITCHIN SG5 3XS	Scale: 1:100	Paper Size: A3	Date: Feb '21
Octagon Design & Consultancy 2a Bournemouth Rd - STEVENAGE - Herts SG1 2PN e: frj13@icloud.com m: 07831 146756			