

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01430/FPH	Provision of vehicular access to property via dropped kerb and vehicle crossover and alterations to existing front garden to provide a driveway following removal of grass and hedge.	9 Pirton Road Holwell Hitchin Hertfordshire SG5 3SR

Submitted Plan Nos

Location Plan Proposed Block Plan

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

SP1 Sustainable development in North Herts

SP9 Design and Sustainability

T2 Parking

T1 Assessment of transport matters

CGB1 Rural Areas beyond the Green Belt.

CGB4 Exist buildings in the RA Beyond GB

2.0 **Site History**

2.1 18/01424/FPH - Single storey rear extension and front porch extension.

Conditional Permission.

2.2 18/00368/FPH - Single storey rear extension and erection of binstore.

Conditional Permission.

2.3 18/00367/LDCP - Insertion of rear dormer window and two front velux windows to facilitate loft conversion. Front entrance porch.

Split Decision.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

3.2 **Holwell Parish Council** – None received.

3.3 **HCC Highways** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a two storey, terraced dwelling on the west side of Pirton Road a Classified C Road within a residential part of Holwell. The site is within the rural area beyond the green belt.

4.2 **Proposal**

4.2.1 Provision of vehicular access to property via dropped kerb and vehicle crossover and alterations to existing front garden to provide a driveway following removal of grass and hedge.

4.2.2 The proposed driveway materials will be shingle with cobblestones.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.
- The impact that the proposed development would have on the Rural Area Beyond the Green Belt.

Principle of Development

4.3.2 The proposed development seeks to implement a dropped kerb to access an existing building within the Rural Area Beyond the Green Belt. Given that the kerb would be located within a built up, residential area of Holwell, a Category B village where most properties benefit from dropped kerbs and driveways. The proposed development would comply with Policy CGB1 and CGB4 of the Local Plan.

Design and Appearance:

4.3.3 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development that does not harm

the character and appearance of the locality around the site. This policy is broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.4 The area surrounding the site comprises dwellings with various dropped kerbs to access off-street parking from Pirton Road. In my view, the dropped kerb and crossover would not be harmful to the character of the area, and is considered to be acceptable.

4.3.5 The proposed development is therefore considered to be in compliance with Policy D1 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.6 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

4.3.7 The modest scale of development, together with its low level is considered to be acceptable and would not harm the amenities of neighbouring occupiers.

4.3.8 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.9 The proposed access has been considered by the Highways Authority who have deemed that the access would not affect highway safety within the locality. The proposal would also provide the dwelling with one off-street parking space. The development is therefore considered to comply with Local Plan Policies T1 and T2.

Environmental Implications:

4.3.10 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain

4.3.11 This is a householder development which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

4.5.1 None applicable.

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

1. 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. 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.

3. The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.
4. Where works are required within the public highway to facilitate a new or amended 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 County Council website at: <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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 August 2025	