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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

AP Consulting Engineers
3 Amherst Rise
Maulden
Bedford
MK45 2RF
United Kingdom

Applicant:

H Doyle

PARTICULARS OF DEVELOPMENT

Application: 25/01198/FP

Proposal: Extension of existing hardstanding (Development already carried out). Installation of permeable driveway (Development has commenced). Creation of vehicular access off West Lane.

Location: Land To The East Of 2, West Lane, Pirton, Hertfordshire, SG5 3RA

Refused Plan Nos: 25.072-P1 25.075-P2

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 16 May 2025.

1. The application site is located beyond the designated Pirton village boundary in the Rural Area beyond the Green Belt in the adopted North Herts Local Plan 2011

- 2031 (NHLP). The development the subject of this application does not meet any of the acceptable forms of development and criteria set out in Policy CGB1 of the Local Plan. As such the development is considered to result in harm to the openness and visual character and amenity of the countryside contrary to Policy CGB1 of the NHLP

2. The development the subject of this application, by reason of the amount of hardsurfacing, boundary treatment and vehicular access proposed, would collectively result in an urbanising effect on the locality harmful to the character and appearance of the area contrary to the provisions of Policy SP9 and Policy D1 of the North Herts Local Plan 2011 - 2031.
3. The application site is located adjacent to the Pirton Conservation Area. The application is not accompanied by a heritage assessment of the impact of the development on the setting of the Pirton Conservation Area. The development introduces a markedly urbanising effect on the historic character and appearance of the area without adequate justification. As such the development is considered to be harmful to the historic character and setting of the Pirton Conservation Area contrary to the provisions of Policy HE1 of the North Herts Local Plan and Chapter 16 of the National Planning Policy Framework 2024.
4. The development site is located on a classified road opposite a busy junction with Royal Oak Lane and Holwell Road. The Highway Authority consider that the development is likely to lead to conditions prejudicial to highway safety and amenity. As such the development is considered to be contrary to the provisions of Policy T1 of the North Herts Local Plan.
5. The submitted ecology report concludes that the development results in a loss of habitat and hedgerow units with no proposals for mitigation and or replacement. As such the development fails to achieve a net gain for biodiversity contrary to the provisions of Policy NE4 of the North Herts Local Plan 2011 - 2031.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Development Management
North Hertfordshire District Council

Signed:



Shaun Greaves
Development and Conservation Manager

Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 29 August 2025

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 If you are aggrieved by the decision of your local planning authority (LPA) 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.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>
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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

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.