DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00340/FP	Replacement and extension of existing timber fencing, including the addition of a vehicular access gate, and a pedestrian gate into Highbury Road Carpark.	Highbury House Highbury Road Hitchin Hertfordshire SG4 9RU

Submitted Plan Nos

214700001 214700002 214700003 214700004

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 28 – House Extensions
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

1.2 **National Planning Policy Framework**

Chapter 7 – Requiring good Design

1.3 **North Hertfordshire Draft Local Plan 2011-2031**

The Local Plan has now been submitted to the Secretary of State, following completion of the final public consultation exercises and having been agreed and approved by Full Council in April 2017. The policies of the Draft Local Plan therefore carry limited weight at this stage, however the policies are to be afforded increased weight and consideration at each stage of the process up until full adoption. The policies of relevance in this instance are as follows:

D1 – Sustainable Design
D2 – House Extensions and Replacement Dwellings
D3 – Protecting Living Conditions
T2 – Parking

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 26/02/2018 Expiry Date: 19/03/2018

3.2 **Press Notice:**

Start Date: 01/03/2018 Expiry Date: 22/03/2018

3.3 **Neighbouring Notifications:**

N/A

3.4 **Parish Council / Statutory Consultees:**

HCC Highways - 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.

HIGHWAY INFORMATIVE: Hertfordshire County Council (HCC) recommends inclusion of the following highway informative / advisory note (AN) to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

AN) Storage of materials: 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 website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx or by telephoning 0300 1234047.

COMMENTS / ANALYSIS: The application comprises a replacement and extension of the existing boundary timber fencing and installation of vehicle access / pedestrian access gates at Hitchin Girls School, Highbury House, Highbury Road, Hitchin. Highbury Road is designated as an unclassified local distributor road, subject to a speed limit of 30mph and is highway maintainable at public expense.

The proposed arrangements are shown on submitted plan number 2147 0 0002. The proposed gates are set to open inwards and are set back more than 6m from the highway carriageway on Highbury Road, which would enable vehicles to safely draw off and not obstruct the highway whilst waiting for the gates to open and close. Furthermore the proposed fencing is considered acceptable and would not interfere with the safe functioning of the highway.

HCC as Highway Authority has considered that the proposal would not have an unreasonable impact on the safety and operation of the nearest highway and has no objections or further comments on subject to the inclusion of the above highway informative.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 Highbury House sits on the east side of Highbury Road in Hitchin. The application site fronts the public highway.

4.2 Proposal

4.2.1 Planning permission is sought for the replacement and extension of the existing timber fencing, including the addition of a vehicular access gate and a pedestrian gate into Highbury Road car park.

4.2.2 The timber fence along the boundary, vehicle access gate and pedestrian access gate would measure 1.5m in height and extend from the existing timber fence to the north of the site down to the existing fencing and pedestrian bridge.

4.3 Key Issues

4.3.1 The key issues to the determination of this application are whether the proposed development would result in any unacceptable harm to the character and appearance of the locality and the impact on highway safety.

4.3.2 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 7 - Requiring good design). In this regard, Policy 57 of the Local Plan is consistent with the NPPF.

4.3.3 The wooden fencing and gates would be clearly visible from within the street scene. Given the limited height of the fencing and gates and the existing wooden fencing along this part of the site, it is considered the development would not detract unacceptably from the character and appearance of the street scene. Furthermore, the fencing would be to match that of the existing.

4.3.4 The fencing and gates are considered to result in an acceptable visual appearance that would be in keeping with the locality. The proposed development is therefore considered to be in accordance with the provisions set out within local and national planning policy.

4.3.5 Hertfordshire Highways were consulted as part of the application and have concluded that the development would not result in an unreasonable impact upon the safety and operation of the nearest highway. It is considered that the development would result in no adverse impact with regards to highways and safety in the area.

4.4 **Conclusion**

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

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.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 March 2018	