

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00917/FPH	Formation of additional hardstanding to facilitate one additional car parking space	103 High Street Kimpton Hitchin Hertfordshire SG4 8QL

Submitted Plan Nos

D2512 001 D2512 002 D2512 003

1.0 Policies

D1	Sustainable design
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D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 02/01660/1HH - Outbuilding to rear of dwelling following demolition of existing shed (as amended by drawing no MH01/A received 23/12/2002)

Conditional Permission

94/00068/1HH - Single storey side extension to provide garage with insertion of rooflight to facilitate use of roofspace as bathroom.

Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour consultations** – None received.
Kimpton Parish Council – No comment.

4.0 **Planning Considerations**

- 4.1 **Site and Surroundings**

- 4.1.1 The site is an end-terraced, two-storey dwelling on the south side of High Street, Kimpton. The site benefits from a driveway, a garage and front and rear gardens.

4.2 **Proposal**

- 4.2.1 Formation of additional hardstanding to facilitate one additional car parking space.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. This is broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed additional hardstanding, whilst visible from within the public streetscene, would remain in keeping with the design and appearance of the existing hardstanding by reason of the appropriate scale and materials. The retaining wall would be extended and the proposal includes appropriate drainage. Access would remain unchanged. The development would therefore not result in any unacceptable harmful impact to the character and appearance of the application dwelling within the streetscene.
- 4.3.4 In my view, the scale of the proposed works would be a sympathetic addition to the site and would not be considered disproportionate. The proposed scale and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.
- 4.3.5 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.7 The streetscene incorporates a variety of driveway styles and materials. The proposal would not cause unacceptable harm to the streetscene or neighbour amenity.
- 4.3.8 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.9 The proposal does not include an increase in the number of bedrooms and would increase on-site parking provision. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.10 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.11 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 May 2025	