DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00861/FP	Detached 4-bed dwelling with associated landscaping and 4 parking spaces to serve existing and proposed dwellings (as amended by drawings received 15/06/2018).	161 Stevenage Road Hitchin Hertfordshire SG4 9DX

Submitted Plan Nos

1608-OS-01B P1937 1-4 1608-EX-01B 1608-EX-02 1608-GA-001C 1608-GA-002B 1608-GA-003B 1608-GA-004C 1608-GA-005C 1608-GA-006C

1.0 Policies

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

Policy 8 - Development in Towns
Policy 55 - Car Parking Standards
Policy 57 – Residential Guidelines and Standards

1.2 **National Planning Policy Framework.**

Paragraph 14 ' Presumption in Favour of Sustainable Development'
Paragraph 17 'Core Planning Principles'
Section 1: Building a strong competitive economy
Section 4: Promoting sustainable transport
Section 6: Delivering a wide choice of high quality homes
Section 7: Requiring good design
Section 8: Promoting healthy communities
Section 11: Conserving and enhancing the natural environment

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017).**

Strategic Policies
SP1 – Sustainable Development in North Herts
SP2 – Settlement Hierarchy
SP8 – Housing
SP9 – Sustainable Design
SP13 – Historic Environment

Development Management Policies
D1 - Sustainable Design;
D3 – Protecting living conditions;
D4 – Air quality
T2 - Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Public Notice/ local residents**
No representations received.

3.2 **Environmental Health**
No objection subject to a condition requiring a noise assessment.

3.3 **Environmental Protection**
No objection subject to conditions regarding contaminated land and air quality (EV-charging point).

3.4 **HCC Highways**
No objection subject to conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on land partly within and adjacent to 161 Stevenage Road although the entire site is now under the ownership of the applicant as far as I am aware. The site is a triangular parcel of land located between Stevenage Road and Sunnyside Road. 161 Stevenage Road itself is a detached cottage situated in the north-western corner of the site. The rest of the site is open or populated with trees. An electricity sub-station is located in the north-eastern corner of the site. A public right-of-way 'Folly Path' runs along the north-western boundary of the site and links Stevenage Road and Sunnyside Road.

4.2 **Proposal**

4.2.1 The proposal is for a detached four-bedroom dwelling adjacent to the existing dwelling. The design of the proposed dwelling has been amended during the application process to a fairly simple L-shaped two-storey cottage in a similar vein to the adjacent property 161 Stevenage Road. Some single storey mono-pitch roof elements are proposed. The vehicle access is proposed to come from Sunnyside Road with two car parking spaces provided for each property.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The acceptability of the principle of a new dwelling in this location.
--The effect on the character and appearance of the area.
--The impact the proposed development would have on the living conditions of neighbouring properties.
--Whether the proposal would provide an acceptable standard of accommodation.
--The impact that the proposed development would have on highway safety and car parking in the area.

4.3.2 Principle
The general principle of development in Hitchin is acceptable under both Policy 8 of the Saved Local Plan and Policy SP2 of the Emerging Local Plan. The acceptability of the proposed development therefore relates to the detail which shall be discussed in later paragraphs.

4.3.3 Design and appearance
The proposed dwelling has been significantly reduced during the application process whilst the design has also been tweaked. It is my view that the design of the dwelling would relate positively to the adjacent property and would bear a wider relationship with other simple cottage-type properties in the vicinity of the site. The height and overall scale of the proposed dwelling would be commensurate with the property at no.161 and due to the increasing ground levels to the rear the property would not appear overly large or dominant in the street-scene. Precise details of materials to be agreed post-decision.

4.3.4 Trees/landscaping
The proposal would inevitably involve the removal of a number of trees and the

clearance of the site. In my view, the trees proposed for removal do not have a high amenity value and do not require protection by way of a TPO. However the tree located outside of the boundary of the site on the small triangular parcel of land near to the junction of Stevenage Road and Sunnyside Road would be retained. Precise landscaping details to be submitted and agreed post-decision.

4.3.5 Impact on the living conditions of neighbouring properties

The proposed dwelling would be set a sufficient distance away from no.161 Stevenage Road to ensure that the bulk or from of the property would not have a significant impact on the living conditions of this property. New first floor windows are proposed and some of these would face towards no.161 but again I do not consider that these would give rise to a material loss of privacy due to the distances involved. Other properties are unlikely to be affected by the proposed dwelling.

4.3.6 Standard of accommodation

The proposed dwelling would provide an acceptable standard of accommodation in my view. All rooms would be of a reasonable size with main habitable rooms receiving ample natural light. Private amenity land commensurate with the size of the property is proposed.

4.3.7 Impact on highway safety

The Highways Authority has not raised any objections to the proposal on highway safety grounds subject to conditions requiring specific visibility splays and a construction management plan. They initially raised concerns over a proposed gate which has now been removed from the scheme. As such I have recommended a further condition which states that a gate will only be acceptable if it is 6m from the edge of the carriageway.

4.3.8 Car parking

The Council's parking standards requires that a minimum of two car parking spaces are to be provided for dwellings of two or more bedrooms. These have been provided although I note that these would be located outside of the red-line shown to denote the site but within land owned by the applicant. I do not have any material planning objections to this situation as presumably legal agreements can be put in place to ensure that the car parking spaces and vehicular access can be legally accessed by future owners of the proposed dwelling.

4.3.9 Environmental protection

The Council's Environmental Protection Team was consulted and have recommended conditions relating to contaminated land and air quality. A Phase I Environmental Risk Assessment is deemed to be required as we are not able to rule out contamination associated with former uses of the site. Additionally, a condition regarding an EV-charging point has also been proposed and I am satisfied that this condition is suitable.

4.3.10 Sustainability

In my opinion the proposal would make a joint contribution to the three roles of sustainability and therefore the proposal would be sustainable development.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED**.

5.0 **Recommendation**

5.1 That planning permission is **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. The following landscaping details are to be submitted and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

   a) which, if any, of the existing vegetation 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 and any hardscaping proposed
   d) details of any earthworks proposed

   The approved landscaping details will be implemented on site unless otherwise confirmed in writing by the Local Planning Authority.

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

5. The landscaping details approved under Condition 4 of this planning permission 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. Visibility splays measuring 2.4m x 31m will be provided to either side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

7. The development shall not begin until full details of all proposed construction vehicle access, movements, parking arrangements and wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. The relevant details should be submitted in the form of a Construction Management Plan and the approved details are to be implemented throughout the construction programme.

Reason: To minimise danger, obstruction and inconvenience to users of the highway.

8. Any gates provided shall be set back a minimum of 6 metres from the highway boundary and shall open inwards into the site.

Reason: To allow a vehicle to wait clear of the carriageway or footway while the gates are being opened or closed.

9. Before the first occupation of the proposed dwelling hereby permitted, the car parking facilities shown on approved plan no. 1608-GA-001C shall be marked out and made available, and shall thereafter be kept available solely for the parking of motor vehicles.

Reason: To ensure the provision of satisfactory car parking facilities clear of the public highway to meet the needs of the development.

10. (a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.

(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

(i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
(ii) The results from the application of an appropriate risk assessment methodology.

(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method

Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

(d) This site shall not be occupied, or brought into use, until:

(i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

(e) Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; 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.

11. Prior to occupation, the development shall incorporate one 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.

12. Prior to the commencement of the development the developer shall carry out a noise assessment in accordance with relevant guidance and standards and a scheme for sound insulation and noise control measures shall be submitted for the Council's written approval.
Once implemented, the scheme of measures shall be maintained in accordance with the approved details.

Reason: To protect the residential amenities of future residents.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant 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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

1. 1) Highway Informative:
Construction standards for works within the highway: All works to be undertaken on the

adjoining highway shall be constructed to the satisfaction and specification of the Highway Authority, by an approved contractor, and in accordance with Hertfordshire County Council's publication "Roads in Hertfordshire - Highway Design Guide 126 (2011)". Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx or by telephoning 0300 1234047.

2) EV Charging Point Specification:
Each 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).
--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

3) Code of Practice:
During the construction phase the guidance in BS5228-1:2009 (Code of Practice for noise Control on construction and open sites) should be adhered to.

4) Construction hours:
During the construction phase no activities should take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs and Sundays and Bank Holidays: no work at any time.

Signed  Simon Ellis	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts

Determining Officer	SG6 3JF
Date: 26 June 2018	