

E	<u>Location:</u>	Coker Cottage Ashwell Road Newnham Baldock Hertfordshire SG7 5JX
	<u>Applicant:</u>	Mrs Linda Price
	<u>Proposal:</u>	Erection of one detached 4-bed dwelling with integral garage and creation of vehicular access off Ashwell Road (as amended by plans received 23/10/2023).
	<u>Ref. No:</u>	23/01807/FP
	<u>Officer:</u>	Alex Howard

Date of expiry of statutory period: 11th October 2023

Extension of statutory period: 23rd November 2023

Reason for Delay: In order to present the application to an available committee meeting.

Reason for Referral to Committee: In accordance with the Councils constitution:

“The Planning Control Committee shall determine:

(c) any other planning application, application for advertisement consent, listed building consent or conservation area consent where:

(i) a statutory consultee has submitted a written opinion contrary to the recommendation of the Service Director: Regulatory and which is a valid material planning consideration in the opinion of the Service Director: Regulatory;”

The recommendation is contrary to that of the Highway Authority, with details of such outlined in this report.

1.0 **Site History**

1.1 Pre-application advice has been sought on this site for new dwelling schemes.

2.0 **Policies**

2.1 **North Hertfordshire District Local Plan 2011 – 2031**

Policy SP1: Sustainable Development in North Hertfordshire

Policy SP2: Settlement Hierarchy and Spatial Distribution

Policy SP6: Sustainable Transport

Policy SP8: Housing

Policy SP9: Design and Sustainability

Policy SP11: Natural Resources and Sustainability

Policy SP12: Green Infrastructure, Landscape and Biodiversity

Policy SP13: Historic Environment
Policy T1: Assessment of Transport Matters
Policy T2: Parking
Policy CGB1: Rural Areas beyond the Green Belt
Policy D1: Sustainable Design
Policy D3: Protecting Living Conditions
Policy D4: Air Quality
Policy NE4: Biodiversity and Geological Sites
Policy HE1: Designated Heritage Assets
Policy HE3: Non-designated heritage assets
Policy HE4: Archaeology

2.2 **National Planning Policy Framework (July 2021)**

Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 8: Promoting healthy and safe communities
Section 9: Promoting sustainable development
Section 11: Making effective use of land
Section 12: Achieving well-designed places
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

3.0 **Representations**

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

3.2 **Hertfordshire Highways** – *“Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority recommends that permission be refused for the following reasons:*

The application has failed to provide detailed information for the HA to make an informed decision”.

Further reading and consideration of this consultation response from Highways found that further technical detail/information was required concerning visibility sight lines, pedestrian visibility splays and footways along Ashwell Road. The Highway Authority agreed to the following wording for a pre-commencement condition which would remove the objection:

“No access development shall commence until detailed technical plans are submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction of the vehicle access and its connectivity with Ashwell Road and associated highway works concerning the visibility sight lines, pedestrian visibility splays and footways along Ashwell Road. These works shall be carried out in accordance with the approved Plan and constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and completed prior to the first occupation/use of the development hereby permitted.

Reason: To ensure the provision of a vehicle access which is safe, suitable, and sustainable for all highway users”.

I agree that visibility sight lines and pedestrian visibility splays need to be demonstrated as per the above condition. However, I do not agree that the applicant should introduce a 2.4m wide footway along the site's frontage, with my reasons for such expressed in section 4.3.30 of this report. Therefore, my recommendation is that planning permission be granted subject to the above pre-commencement condition, with omission of the 2.4m footway element. Suitable wording of such a condition is advised as follows:

"No access development shall commence until detailed technical plans are submitted to and approved in writing by the Local Planning Authority, which show the detailed engineering designs and construction of the vehicle access and its connectivity with Ashwell Road and associated highway works concerning the visibility sight lines and pedestrian visibility splays. These works shall be carried out in accordance with the approved Plan, constructed to the approved specification and completed prior to the first occupation/use of the development hereby permitted.

Reason: To ensure the provision of a vehicle access which is safe, suitable, and sustainable for all highway users".

3.3 **Caldecote and Newnham Parish Council** – None received.

3.4 **Environmental Health (Air Quality)** – No objection subject to condition.

3.5 **Environmental Health (Land Contamination)** – No objection subject to condition.

3.6 **Environmental Health (Noise)** – No objection subject to informatives.

3.7 **Archaeological Implications** – No response received. However, the agent has agreed to a pre-commencement condition seeing as other applications for new dwellings in Newnham have been subject to this condition.

3.8 **Waste and Recycling** – No objection subject to general guidance.

3.9 **Conservation Officer** – The Conservation Officer gave detailed guidance on the suitability of development during pre-application submissions. Within this application, subject to the receipt of amended plans, no objections were raised subject to conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is part of the large rear garden of Coker Cottage, which is a detached dwelling located on the east side of Ashwell Road, Newnham. Coker Cottage is a Building of Local Interest (BLI) and is orientated such that the side gable faces onto Ashwell Road. The site is currently accessed from Ashwell Road at the north part of the site, with a driveway and double garage. The site is within the Newnham Conservation Area and the Rural Area beyond the Green Belt (RAGB) as allocated in the Local Plan. Newnham is designated as a 'Category B' settlement in the Local Plan.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of one detached 4-bed dwelling with integral garage and the creation of vehicular access off Ashwell Road (as amended by plans received 23/10/2023). The dwelling would be part two storey, with the residual part being 1½ storey and garage wing at single storey. The dwelling would be centrally

located on the plot with generous spacing to the front and rear for a driveway and private amenity space.

4.2.2 The application is supported by the following documents:

- Plans and Elevations:
LD665-P01A Site Location and Block Plan, AMENDED LD665 P02A P03A P04A - Proposed Floor Plans and Elevations (received 23/09/2023), LD665-P05 Proposed Rear Elevation, LD665-P06 Proposed Side Elevations, LD665-P07 Vehicular Access
- Planning, Design and Access, Heritage Statement.

4.3 Key Issues

4.3.1 The key issues for consideration are the

- The Principle of Development
- The Impact on Designated Heritage Assets
- Sustainability
- The Design and its Impact on the Character of the Area
- The Impact on Neighbouring Dwellings/Future Occupiers
- Landscaping and Ecology
- Highways, Access, and Parking
- Other Matters.

Principle of Development

4.3.2 Newnham is designated as a Category B settlement within Policy SP2 of the Local Plan where *“infilling development which does not extend the built core of the village will be allowed”*. Newnham does not have a defined settlement boundary and is therefore designated as Rural Area beyond the Green Belt in the Local Plan, where there is a general presumption against development. However, Policy CGB1 of the Local Plan sets out when development in the Rural Area beyond the Green Belt will be allowed, stating that permission will be granted for *“infilling development which does not extend within the built core of a Category B village”*.

4.3.3 It is considered that although the application site is the extended garden of the host dwelling Coker Cottage, the village of Newnham is verdant and open in nature, which must be maintained in accordance with the aforementioned policies. Newnham does not have a defined settlement boundary in the adopted Local Plan; therefore, it is necessary to consider whether this site is within the built core of the settlement. In my opinion, due to the small size of this settlement and the central location/ close proximity of the site to other residential properties, the proposed development is within the ‘built core’ of Newnham. Moreover, a dwelling in this location would be between the host dwelling, Coker Cottage, and Rose Cottages, whilst also following the loose established west to east building line currently made up of Rose Cottages, Coker Cottage, The Old Post Office, Crouches and New Cottage. For this reason, the proposal would be classed as small infill development which will not extend the built core of the settlement, which is considered compliant with Policies SP2 and CGB1 in their entirety. This should be given significant weight in the planning balance.

4.3.4 National and local planning policies seek to increase housing densities where appropriate, as far as this is consistent with the principles of good design and place making.

- 4.3.5 In conclusion on this matter, it is considered that there is no objection to the principle of development in this instance, in accordance with Policies SP2 and CGB1 of the Local Plan.

Impact on Designated Heritage Assets

- 4.3.6 The site is within the Newnham Conservation Area and is immediately adjacent to three Grade II listed buildings, Thatch End, Old Thatch and Pilgrim's Cottage. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers, in conservation areas "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area". In addition, Section 66(1) requires that when considering whether to grant planning permission for development which affects a listed building or its setting, special regard shall be had to the desirability of preserving the building or its setting. Furthermore, the host dwelling, Coker Cottage, is an unlisted Building of Local Interest (BLI) described as follows:

"Eighteenth century, two-storey cottage with rendered walls and pan-tile roof. The building is situated gable end onto the road with two jetty gables on the side elevation as seen in the photograph below.

Reason for inclusion: Building of local architectural and historic interest, which performs a streetscape function being gable end onto the road."

- 4.3.7 As such, the Council's Conservation Officer was consulted on the proposed development as he was involved in pre-application discussions on this site. Formal comments were received on the 18th October 2023 concluding with the following:

"Await feedback regarding i) highways comment, ii) tree survey, iii) right-hand front dormer window and iv) eaves height of garage element, before offering a recommendation.

I am likely to conclude that a well-designed single, modest-sized dwelling (which this is considered generally to be) with a single access solution is feasible without occasioning undue harm to the character or appearance of the NCA (subject to the outcome of the matters raised)".

- 4.3.8 The highway issues are to be discussed in more detail later in this report and the lack of a tree survey is to be remedied by the imposition of a landscaping scheme pre-commencement and tree protection condition. The matters concerning the right-hand front dormer window and the eaves height of the garage have been considered by the applicant's agent, who submitted amended plans to overcome these concerns on the 23 October 2023. Upon receipt of these amended plans, the following comment was received from the Conservation Officer:

"On balance, I conclude that the proposed dwelling or the associated access works would not occasion harm to the setting of nearby listed buildings or to the character or appearance of the NCA. Thus, I raise NO OBJECTION on the basis that the proposal will satisfy the provisions of Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

1. *A sample of the red clay plain roof tile shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the roofing works. Thereafter, tiles matching the approved sample shall be used to cover the roof of the dwelling hereby approved.*

Reason: To ensure that special regard is paid to the special character of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

2. *The eaves of the new dwelling shall remain 'open' (expose rafter feet) unless otherwise agreed and approved in writing by the Local Planning Authority.*

Reason: To ensure adherence to the approved plans and that special regard is paid to the special character of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

3. *Metric scale section details of all new windows (including glazing bar profile and glazing system) shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of these windows. Thereafter, the new windows shall be installed in accordance with the approved details.*

Reason: To ensure that special regard is paid to the special character of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4. *Full details of the front roof light shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of the roof light. Thereafter, the roof light shall be installed in accordance with the approved details.*

Reason: To ensure that special regard is paid to the special character of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

5. *Details of the garage doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter, the garage doors shall be installed in accordance with the approved details.*

Reason: To ensure that special regard is paid to the special character of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031".

- 4.3.9 As such, in line with the above and subject to the conditions, the Conservation Officer states that the proposed development would not result in material harm to the character and appearance of the Newnham Conservation Area or the setting of nearby listed buildings, as designated heritage assets. Furthermore, it is considered that the proposed dwelling would not result in material harm to the significance of Coker Cottage BLI, as a non-designated heritage asset. The proposal would not lead to less than substantial harm to the heritage significance of the nearby listed buildings and the Conservation Area, so it is not necessary to apply the test set out in paragraph 202 of the Framework which required in such cases that the harm should be weighed against the public benefits of the proposal.

4.3.10 Therefore, the proposal is considered acceptable in respect of its impact upon heritage assets, in accordance with Policies HE1 and HE3 of the Local Plan and Section 16 of the NPPF.

Sustainability

4.3.11 The overarching purpose of the planning system is to contribute to achieving sustainable development, as stated in Section 2 of the NPPF. This is considered against the three objectives of sustainable development, the economic, social, and environmental objectives.

4.3.12 Firstly, in terms of the economic objective, the proposed development would see the delivery of jobs during the build/construction phase which is a modest benefit.

4.3.13 Secondly, in terms of the social objective, this would add an additional dwelling to the districts housing figures which could be delivered in a relatively short space of time, which is a modest benefit.

4.3.14 Lastly, in terms of the environmental objective, it is acknowledged that future occupiers of this proposal would be reliant on private vehicles for the majority of their needs. There is a single bus stop in Newnham which could be utilised to use services in nearby Ashwell and Baldock. That said, the LPA have designated this settlement as a Category B village, which allows for limited infill development. Moreover, the proposal does incorporate sustainable building features, such as an EV charging point. The proposed dwelling would be facilitated by creating a gap in the existing mature hedgerow which fronts Ashwell Road, which is as small as it can be to comply with highway regulations and the rest of the hedge is to be retained. The site benefits from a fair amount of boundary trees/hedging and protection of these and details of retained/new landscaping are to be secured via an agreed landscaping pre-commencement/landscape protection condition. Moreover, it is considered appropriate to request that the scheme will incorporate bat and bird boxes. Overall, these environmental benefits are deemed appropriate relative to the scale of development proposed.

4.3.15 As such, it is considered that the proposal accords with the three pillars of sustainability, which should be given some weight in the planning balance.

The Design and its Impact on the Character of the Area

4.3.16 Policy D1 of the Local Plan states that planning permission will be granted for development proposals that respond positively to the sites local context and create or enhance the public realm. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. This is echoed in Section 12 of the NPPF.

4.3.17 The dwelling has been designed as a part two/part one ½ storey dwelling with a single storey attached garage element. The dwelling exhibits traditional features, including a chimney, timber framed porch, and a brickwork plinth. The dwelling would be finished in an off-white render on a red brick plinth for the external walls, red plain clay tiles to the roof, and cottage style timber painted windows/doors. Details of the roof tiles, windows and garage doors would be controlled via condition from the Conservation Officer. The scale and position of the proposed dwelling is such that it will be somewhat visible over the existing mature hedgerow that fronts Ashwell Road and through the gap in this hedgerow that will need to be created for access.

4.3.18 In design terms, the proposed dwelling is considered acceptable in my view, because it has been designed with traditional features and materials that reflect the rural setting of

Newham. The dwelling would not appear out of place in the locality and has the support of the Conservation Officer, subject to conditions covering specific matters. Whilst the building would be somewhat visible from Ashwell Road over the hedgerow and through the access gap, this is not considered to be detrimental to the character of the area, seeing as the majority of the hedgerow is to be retained which will screen most of the property from view in the street scene.

- 4.3.19 The proposed development is therefore considered to respond positively to local context, in accordance with Policies SP9 and D1 of the Local Plan.

The Impact on Neighbouring Dwellings/Future Occupiers

- 4.3.20 Policy D1 of the Local Plan states that, amongst other things, development proposals should meet or exceed the nationally described space standards. Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. These considerations are echoed within Section 12 of the NPPF.
- 4.3.21 It is accepted that the proposed development will have some impact upon the outlook and amenities of neighbouring dwellings, due to its scale and nature as built form on a site where there is currently no existing. This is compounded by the gap that will need to be made in the hedgerow for the access. This dwelling will be most noticeable from the host dwelling, Coker Cottage, and the two Grade II listed buildings opposite the site, namely Thatch End and Old Thatch.
- 4.3.22 However, the dwelling has been positioned so that it is set back from Ashwell Road by approx. 13.0m and is approx. 25.0m from the dwelling opposite, which is Thatch End. Whilst outlook would be impacted, the proposal would not result in an overbearing impact upon this immediate neighbour, especially when factoring in the retained hedgerow. In this respect, the distances from the proposal to Old Thatch and Coker Cottage are even greater, so it is considered that there will not be an overbearing impact as a result. The first-floor windows would serve two bedrooms and the rooflight would serve a landing. In my view, given the above distances, there would not be any adverse levels of overlooking towards the neighbour opposite and it would be unreasonable to require the use of obscure glazing. Lastly, given the spacious nature of the plot and the distance between the dwelling and its immediate neighbours, the proposal should not give rise to any adverse loss of daylight/sunlight.
- 4.3.23 The proposed dwelling at 198 sqm would exceed the minimum nationally described space standards for a 4 bedroom/8-person property (127 sqm), would have sizable rear private amenity space, and would see all habitable rooms achieve suitable levels of natural light. It is therefore my view that the proposal would not result in any harm to the reasonable living conditions and well-being of future occupiers.
- 4.3.24 As such, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties. This is in accordance with Policies D1 and D3 of the Local Plan.

Landscaping and Ecology

4.3.25 As stated, the detailed landscaping matters will be the subject of a landscaping scheme pre-commencement condition, which will consider which trees/hedgerows are to be retained and where new planting will be proposed to deliver measurable gains in biodiversity. This condition will also cover the boundary treatments that will subdivide the host and proposed properties gardens. Notwithstanding the above, a separate condition will be enforced that seeks to assure that following the removal of part of the hedgerow for the access, the remaining hedgerow fronting Ashwell Road is retained. Moreover, the scheme will incorporate bat and bird boxes to account for any local populations. Moreover, with respect to landscaping and ecology, this proposal is a 'small site' for the purposes of Biodiversity Net Gain (BNG), which does not come into force until April 2024. Therefore, the scheme does not need to provide a BNG of 10%. Instead, given the scale of development proposed, the suitably worded pre-commencement condition that covers a landscaping scheme, including the retention and provision of new landscaping where appropriate, would deliver net gains in biodiversity.

4.3.26 As such, I have no objection to the landscaping and ecology matters under this application, in accordance with Policy NE4 of the Local Plan.

Highways, Access, and Parking

4.3.27 The Hertfordshire Highway Authority raised a number of concerns on this proposal in their formal comment dated 7th September 2023. Reading through the Highway Authorities' response, the concerns can be summarised as the following:

Requirement to submit detailed technical plans that show detailed engineering designs and construction of the vehicle access and its connectivity with Ashwell Road and associated highway works concerning the visibility sight lines, pedestrian visibility splays and footways along Ashwell Road.

4.3.28 Through dialogue with the Highway Authority, the officer provided wording for a suitable pre-commencement condition to cover the submission of the aforementioned details prior to the commencement of development. The wording of this condition is as follows:

"No access development shall commence until detailed technical plans are submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction of the vehicle access and its connectivity with Ashwell Road and associated highway works concerning the visibility sight lines, pedestrian visibility splays and footways along Ashwell Road. These works shall be carried out in accordance with the approved Plan and constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and completed prior to the first occupation/use of the development hereby permitted.

Reason: To ensure the provision of a vehicle access which is safe, suitable, and sustainable for all highway users".

4.3.29 Whilst I am in support of the matters pertaining to the submission of more detailed information to cover visibility sight lines and pedestrian visibility splays, I do not support the requirement from Highways for the applicant to incorporate a 2.4m wide footway across the site's frontage. A 2.4m wide footway in this rural location would be completely at odds with the rural character and appearance of the area, introducing an urbanising development into a traditional setting. This is contrary to Policies SP9 and D1 of the Local Plan. The current footpath on this side of Ashwell Road is narrow, but this is common in rural locations such as this and does not mean that a 2.4m footway is required in my view. The additional footfall that would be caused by this single proposed dwelling, is not significant enough to warrant the introduction of an overly wide, urban footway in

my opinion. In my view, not incorporating this 2.4m footway into the proposal will not result in a development that will cause a detrimental impact on the highway network.

- 4.3.30 For these reasons, this proposal is recommended for approval subject to the above-mentioned condition, with the omission of the 2.4m footway element, contrary to the formal view of the Highway Authority. Suitable wording of such a condition is advised as follows:

“No access development shall commence until detailed technical plans are submitted to and approved in writing by the Local Planning Authority, which show the detailed engineering designs and construction of the vehicle access and its connectivity with Ashwell Road and associated highway works concerning the visibility sight lines and pedestrian visibility splays. These works shall be carried out in accordance with the approved Plan, constructed to the approved specification and completed prior to the first occupation/use of the development hereby permitted.

Reason: To ensure the provision of a vehicle access which is safe, suitable, and sustainable for all highway users”.

- 4.3.31 The proposed development would benefit from a sizable front driveway for the parking of at least 3 vehicles and would incorporate 2 internal garage spaces. This exceeds that required under Policy T2 of the Local Plan and the Vehicle Parking at New Developments SPD. As such, the scheme is considered acceptable in this respect.

Other Matters

- 4.3.32 The proposed dwelling has shown an area next to the property for the storage of bins, such that wheeling them out on collection day will be straight forward. Moreover, the property would benefit from a sizable double garage, which could be used for the storage of bicycles. This is considered acceptable in my view.

4.4 Conclusion

- 4.4.1 The site is located within a Category B village and Rural Area beyond the Green Belt within the Local Plans, where infill development that does not extend the built core of a village is acceptable. This proposal is considered to be an infill plot and is within the built core of the village, in accordance with Policies SP2 and CGB1 of the Local Plan. This should be given significant weight.

The settlement has suitable services to accommodate limited growth and increased housing numbers, evidenced by its designation as a Category B village. The proposal would be a modest addition to the district’s housing land supply and have limited social/economic benefits locally, which should be afforded moderate weight.

Through consultation with the agent, the design of the scheme has been amended such that in the view of the Conservation Officer, the proposed dwelling or the associated access works would not occasion harm to the setting of nearby listed buildings or to the character or appearance of the Newnham Conservation Area, subject to conditions. Moreover, the scheme is not considered harmful towards the host dwelling Coker Cottage as a BLI. This is in accordance with Policies HE1 and HE3 of the Local Plan and Section 16 of the NPPF and should be given moderate weight. In terms of the housing supply position, whilst the Council no longer benefits from the provisions of paragraph 75 of the NPPF because the Local Plan cannot now be considered recently adopted, it is considered that the proposal is acceptable without the need to apply the tilted balance under paragraph 11d of the NPPF. Moreover, in terms of the heritage impacts, it is considered that there would be no harm to the heritage significance of the conservation

area and nearby listed buildings and therefore the test set out in paragraph 202, does not apply.

The dwelling has been designed with traditional features and materials that reflect the rural, traditional setting of Newnham. Details of external finishes are, in the main, to be controlled via condition. Whilst the building would be somewhat visible from Ashwell Road over the hedgerow and through the access gap, this is not considered to be detrimental to the character of the area. As such, the proposal is deemed in accordance with Policies SP9 and D1 of the Local Plan and Section 12 of the NPPF. This should be given moderate weight.

Given the location of the proposal, the sizable plot size and the acceptable design, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties and future occupiers. This is in accordance with Policies D1 and D3 of the Local Plan and should be awarded moderate weight.

The proposal is a small site that will deliver measurable gains in biodiversity, in accordance with Policy NE4 of the Local Plan. There is no requirement for this proposal to demonstrate a 10% BNG.

The formal comment from the Highway Authority has sought to require additional information and detail prior to commencement of the development via condition, namely for the works concerning the visibility sight lines, pedestrian visibility splays and footways along Ashwell Road. In my view, whilst the requirement to submit further details for visibility sight lines and pedestrian visibility splays is reasonable, the introduction of a 2.4m wide footway across the site's frontage is unacceptable in planning terms for the reasons set out in section 4.3.29 of this report. In my opinion, not incorporating this 2.4m footway into the proposal will not result in a development that will cause a detrimental impact on the highway network. Therefore, this proposal is recommended for approval subject to the above-mentioned condition, with the omission of the 2.4m footway element, contrary to the formal view of the Highway Authority. The parking provision is acceptable in planning terms. Therefore, this scheme is deemed in accordance with Policies T1 and T2 of the Local Plan, which is awarded moderate weight.

Overall, taking all matters into account the proposal complies with the Local Plan as a whole and the application is recommended for approval, subject to conditions.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 The agent is in agreement with the proposed pre-commencement conditions.

4.7 **Climate Change Mitigation Measures**

4.7.1 N/A

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.

3. A. No development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

- 1) The programme and methodology of site investigation and recording
- 2) The programme for post investigation assessment
- 3) Provision to be made for analysis of the site investigation and recording
- 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- 5) Provision to be made for archive deposition of the analysis and records of the site investigation
- 6) Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

- B. The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A).

- C. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.

Reason: The site lies within an area where there is significant potential for archaeological remains and any finds should be retrieved and/or recorded before they are damaged or destroyed as a result of the development hereby permitted.

4. A sample of the red clay plain roof tile shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the roofing works. Thereafter, tiles matching the approved sample shall be used to cover the roof of the dwelling hereby approved.

Reason: To ensure that special regard is paid to the special character of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

5. Metric scale section details of all new windows (including glazing bar profile and glazing system) shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of these windows. Thereafter, the new windows shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to the special character of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6. Full details of the front roof light shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of the roof light. Thereafter, the roof light shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to the special character of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

7. Details of the garage doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter, the garage doors shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to the special character of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

8. The eaves of the new dwelling shall remain 'open' (expose rafter feet) unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure adherence to the approved plans and that special regard is paid to the special character of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

9. No access development shall commence until detailed technical plans are submitted to and approved in writing by the Local Planning Authority, which show the detailed engineering designs and construction of the vehicle access and its connectivity with Ashwell Road and associated highway works concerning the visibility sight lines and pedestrian visibility splays. These works shall be carried out in accordance with the approved Plan, constructed to the approved specification and completed prior to the first occupation/use of the development hereby permitted.

Reason: To ensure the provision of a vehicle access which is safe, suitable, and sustainable for all highway users in accordance with Policy T1 of the North Hertfordshire Local Plan 2011-2031.

10. Notwithstanding the submitted plans, a detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing and the approved details shall be implemented on site. The landscape scheme shall include:

- a) which, if any, of the existing vegetation is to be removed and which is to be retained, including how it will be protected during the construction works;
- b) what new trees, shrubs, hedges are to be planted and areas grassed, together with the species proposed and the size and density of planting, this includes planting within the car park to provide shade, structure and ameliorate the expanse of hard surfacing;
- c) the location and type of any new walls, fences or other means of enclosure, and details of any hard surfacing proposed;
- d) details of any earthworks proposed.

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development and deliver net gains in biodiversity in accordance with Policies D1 and NE4 of the North Hertfordshire Local Plan 2011-2031.

11. Notwithstanding the submitted plans for the access and the submission of a detailed landscape scheme pursuant to condition 10, the mature hedgerow fronting Ashwell Road shall be retained as existing in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason; to protect the prevailing character of the area in accordance with Policy D1 of the Local Plan.

12. The dwelling hereby approved shall incorporate 1 Bat/Bird Box/Brick within the built fabric of the property. Once installed, the Box/Brick shall be maintained in perpetuity.

Reason: To ensure the proposal has regard for wildlife and contributes to net gains in biodiversity, in line with Policy NE4 of the Local Plan.

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