

Pirton Parish Council etc

Ms Kate Poyser,
Planning Development and Control
NHDC
Letchworth Garden City.

18 March 2019

Dear Ms Poyser,

Re: 11 Royal Oak Lane Pirton 19/00317/FP

The Pirton Parish Council has considered this application and confirms that it supports this development of one new dwelling and a remodelling of no.11 Royal Oak Lane.

It is an unusual application. We have carefully considered the relevant policies in the Pirton Neighbourhood Plan, the NHDC Local Plan and the Emerging Local Plan.

We attach a list of those policies that we believe are met by this application.

The property is not in the conservation area. There are listed buildings nearby, but we take the view that these will not be adversely impacted because the “Front” building will remain very similar in design to its current appearance, and in any event, there is a very wide range of architectural design in Royal Oak Lane; and the new building will not be seen from the street.

The proposed new driveway will have some impact on the amenity of 11 ROL. However, we think that this impact will not be great, certainly not great enough to warrant refusal, particularly in the light of innovation in design of the new building, which is welcomed in our Pirton Neighbourhood Plan and in the NPPF.

The new property will not interfere with the amenity of other neighbours. It is low build and shielded by hedging; more planting to create a living wall is welcomed.

The driveway appears to be of a width to take expected domestic traffic; we have not seen a Highways response yet regarding access, however, we are aware of a similar “driveway” access to a small development of 4 houses on the other side of the road that met with Highways approval. We understand that there is sufficient space for a turning circle for delivery vans etc. to ensure vehicles exit in forward motion on to ROL.

The new build will create a density on plot of 16 dph, above the ROL “norm”. We do not think this will add detrimentally to the overall dph of ROL.

We have taken the view that the innovative nature and ecological/environmental approach taken to the design of the “new build” will add an exciting building to the many and varied architectural styles in our village, and will add to this aspect of Pirton’s unique character.

Yours sincerely,

Jill Rogers

Chair