

Sent: 05 May 2010 12:17
To: Planning
Subject: Planning application S6/2010/0236/FP - land r/o 101 Brookmans Avenue

PLANNING
PERMISSION
- 6 MAY 2010
RECEIVED

Response to Planning application from Hertfordshire County Council (T and CP GDP Order 1995)

District ref: S6/2010/0236/FP
HCC ref: WH/80/2010
HCC received: 14/04/2010
Area manager: James Dale
Case officer: Lindsey Lucas

Location

land r/o 101 Brookmans Avenue
Brookmans Park
Hatfield

Application type

Full application

Proposal

Erection of five bed detached dwelling

Decision

Notice is given under article 10 of the Town and Country Planning (General Development Procedure) Order 1995 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

1. Concurrent with the use of the access, visibility splays of 2.4m x 43m shall be provided and permanently maintained in each direction within which there shall be no obstruction to visibility between 600mm and 2 m above the carriageway level.

Reason: To provide adequate visibility for drivers entering or leaving the site.

2. C8.12 - The area set aside for car parking shall be laid out and surfaced, in accordance with a scheme which has been submitted to and agreed in writing by the local planning authority before the buildings hereby permitted are first occupied and shall be retained permanently there after for the accommodation of residents/occupiers and shall not be used for any other purpose.

Reason: To ensure that the spaces are provide prior to the occupation of the units in the interests of highway safety.

3. All areas for parking and storage and delivery of materials associated with the construction of this development shall be provided within the site on land which is not public highway and the use of such areas must not interfere with the use of the public highway.

Reason: In the interest of highway safety and free and safe flow of traffic.

COMMENTS:

The proposal is for a new dwelling at the rear of 101 Brookmans Avenue. The new dwelling will be accessed from Golf Club Road using an existing access and three parking spaces are provided. There is sufficient space at the front of the property for vehicles to enter and leave the site in a forward gear. Golf Club Road is not highway maintainable at public expense however it is a designated Right of Way. The route may be designated as a bridleway in the future.

My concern is that this existing access is currently unused and therefore rather overgrown with restricted visibility along Golf Club Road. There is no separate footway for pedestrians and the road provides a route to the local school. I have therefore included a condition that visibility splays of 2.4m x 43m should be provided to provide adequate visibility between the access and both vehicles and pedestrians using Golf Club Road. This will require the removal of some of the existing vegetation.

Hertfordshire County Council as Highway Authority considers the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways.

Lindsey Lucas

Date 05/05/2010

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