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PLANNING DEPARTMENT
08 DEC 2011
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Sent: 08 December 2011 14:37
To: Planning
Subject: Planning application S6/2011/2323/FP - 171 Cunningham Avenue

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

District ref: S6/2011/2323/FP
HCC ref: WH/342/2011
HCC received: 21/11/2011
Area manager: James Dale
Case officer: Lindsey Lucas

Location
 171 Cunningham Avenue
 Hatfield
 AL10

Application type
 Full application

Proposal
 Change of use of garage to habitable accomodation and provision of cycle storage and bin store

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.

The proposal is for the conversion of the garage into habitable accommodation. The property will be left with one parking space in front of garage being converted. The parking space is accessed from a private parking forecourt.

This is a new estate and the property was provided with two parking spaces in accordance with the Hatfield Aerodrome SPG adopted November 1999. This reduced level of parking could lead to increased demand for on street parking. Although it would difficult to sustain a highways objection on grounds of highway safety for the loss of one parking space, I am concerned that if this permission is allowed it would set a precedent making it difficult to resist other conversions. Providing the applicant entered into a S106 agreement with WHBC to covenant that the property will not be entitled to apply for more residents parking permits than it is currently allowed, the demand for on street parking will not be increased.

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 08/12/2011

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