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 PLANNING  
 DEPARTMENT  
 12 FEB 2013  
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**Sent:** 11 February 2013 11:03  
**To:** Planning  
**Subject:** Planning application S6/2013/0023/FP - Oak Cottage Residential Home, 4 Wilkins Green Lane

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

**District ref:** S6/2013/0023/FP  
**HCC ref:** WH/30/2013  
**HCC received:** 08/02/2013  
**Area manager:** James Dale  
**Case officer:** Lindsey Lucas

**Location**  
 Oak Cottage Residential Home, 4 Wilkins Green Lane  
 Hatfield

**Application type**  
 Full application

**Proposal**  
 Erection of two storey side and rear extension

**Decision**  
 Notice is given under article 16 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

1. 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 and staff 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.

I recommend inclusion of the following advisory note to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1. Road deposits. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Reason. To minimise the impact of construction vehicles and to improve the amenity of the local area.

AN2. The applicant is advised that the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority, Hertfordshire County Council. If necessary further details can be obtained from the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.

**COMMENTS:**

This application is for an extension to a care home on Wilkins Green Lane, which is an unclassified road designated as a local access road. It is proposed to use the existing vehicle access. The proposal will increase the number of rooms from 20 to 26. Although the Application Form indicates there are no proposed changes in car parking, the Design and Access statement indicates that on site parking will be increased from 10 to 16 spaces. No plan showing the proposed parking layout appears to have been included as part of the application and therefore I consider that any grant of permission should include the above condition to ensure that the parking layout allows vehicle to turn within the site and enter and leave in a forward gear.

**Lindsey Lucas**

**Date 11/02/2013**

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