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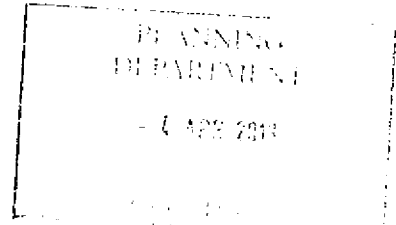
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Sent: 03 April 2013 18:44
To: Planning
Subject: Planning application S6/2013/0354/FP - 5 & 7 Birchwood Avenue

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

District ref: S6/2013/0354/FP
HCC ref: WH/69/2013
HCC received: 15/03/2013
Area manager: James Dale
Case officer: Lindsey Lucas



Location
5 & 7 Birchwood Avenue
Hatfield
AL10 0PL

Application type
Full application

Proposal
Change of use of dwelling to dentist surgery on ground floor and erection of single storey rear extension (5 Birchwood Avenue) and change of use of surgery to dwelling on first floor, demolition of si

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.

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. The highway authority require the construction of the vehicle cross-over to be undertaken such that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant will need to apply to 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 the change of use of dwelling to dentist surgery on ground floor and erection of single storey rear extension (5 Birchwood Avenue) and change of use of surgery to dwelling on first floor.

Currently no 7 operates on both floors as a dental practise. Permission ref S6/2011/2054/FP granted in February 2012 allowed for extensions to the surgery and the provision of a parking space for no 7 with a new vehicular access to Birchwood Avenue. No 5 is a single dwelling house. This proposal will move all the dentist facilities to the ground floor spread over both properties and provide one two bedroom dwelling at first floor level. The number of treatment/consulting rooms will be unchanged.

The plans show one parking space to the front of each property, which is as currently permitted. Hertfordshire county Council as highway authority considers that the proposal will not impact on highway safety or freeflow.

Lindsey Lucas

Date 03/04/2013

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