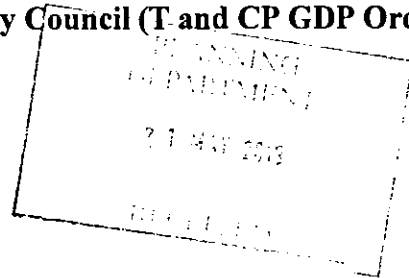


Sent: 20 May 2013 11:23
To: Planning
Subject: Planning application S6/2013/0583/FP - 1 Cunningham Avenue

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

District ref: S6/2013/0583/FP
HCC ref: WH/128/2013
HCC received: 09/05/2013
Area manager: James Dale
Case officer: Lindsey Lucas



Location

1 Cunningham Avenue
Hatfield

Application type

Full application

Proposal

Change of use of dwelling from small House of Multiple Occupancy to large House of Multiple Occupation

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.

This application is a retrospective application for the retention of use of the property as a large HMO rather than a small HMO. The property has 7 bedrooms and according to the WHBC Houses in Multiple Occupation Supplementary Planning Document the parking requirement is 4 spaces. The property has 4 parking spaces, 2 in the garage and 2 in the forecourt which are all accessed from a private access road off Nimrod Drive. The SPD states that all car parking spaces should be capable of being used independently of one another. The layout does not permit this and therefore for all 4 spaces to be used will require additional manoeuvring of vehicles. However all the reversing and manoeuvring will take place within the private access road and therefore it would be difficult for the highway authority to substantiate an objection.

Lindsey Lucas

Date 20/05/2013

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