

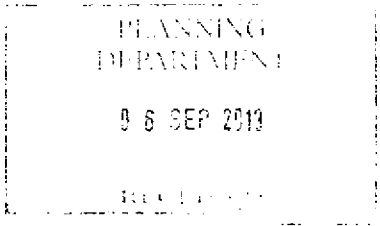
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Sent: 05 September 2013 14:37
To: Planning
Subject: Planning application S6/2013/1469/FP - Oak Cottage Residential Home, 4 Wilkins Green Lane

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

District ref: S6/2013/1469/FP
HCC ref: WH/276/2013
HCC received: 22/08/2013
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 single storey side and rear extension and two storey rear and side extensions.

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. Prior to first occupation of the development the associated car parking shown on approved plan labelled proposed parking plan shall be laid out and used for no other purposes. Reason: To ensure the development makes adequate provision for the off-street parking and manoeuvring of vehicles likely to be associated with its use.

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. The Design and Access statement indicates that on site parking will be increased from 10 to 16 spaces. The proposed parking plan shows that all vehicles will be able to enter and leave the site in a forward gear.

Lindsey Lucas

Date 05/09/2013

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