

DM

Sent: 10 November 2011 10:23
To: Planning
Subject: Planning application S6/2011/2054/FP - 7 Birchwood Avenue

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

District ref: S6/2011/2054/FP
HCC ref: WH/301/2011
HCC received: 20/10/2011
Area manager: James Dale
Case officer: Fiona Man

Location

7 Birchwood Avenue
Hatfield

Application type

Full application

Proposal

Erection of single storey rear extension to existing dental surgery and single storey outbuilding to accommodate a staff room and new vehicular hardstanding

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 subject to the following conditions:

1) Before the premises are occupied all on-site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

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. To ensure all work undertaken on the highway is constructed to the Highway Authority's current specification, to an appropriate standard and by a contractor who is authorised to work in the public highway and in accordance with Hertfordshire County Council publication "Roads in Hertfordshire - A Guide for New Developments". Before proceeding with the proposed development, the applicant should contact the Mid-West Hertfordshire Highways Area Office located at Highways House, 41-45 Broadwater Road, Welwyn Garden City, Herts, AL7 3AX (Telephone 01707 356500) to obtain their permission and requirements.

COMMENTS:

Pre-application advice was sought by the applicant for extensions and alterations to the dental surgery at 7 Birchwood Avenue. This proposal seeks to extend the ground floor to the rear to create an additional

treatment and consulting room, replace the outbuilding as a staff room in addition to providing a new crossover off Birchwood Avenue leading to a disabled parking space.

In former highway comments, concerns were raised with regards to the overall lack of parking for an increased development on the site and the location of the proposed new driveway directly next to the hardstanding for bus passengers. The strip of grass verge separating the bus stop from the driveway has now been omitted as recommended by the Highway Authority. Although the potential for conflict between passengers waiting at the bus stop and cars trying to reverse into or out of the site would be increased, the bus stop is not on a main bus route and therefore the number of buses using the stop is small, with the main ones being school buses. During pre-app the applicant indicated that the surgery does not open until after the morning school buses that arrive at 7.50AM. The application form stated dental surgery hours would operate from 9AM to 6PM Monday to Friday, and will be open for emergency use from 6PM to 7.30PM on Mondays and one weekend per year. If the opening hours of the surgery could be conditioned this would ensure this potential morning conflict would be reduced.

It would still be preferable from the Highway Authority's point of view if the new parking space and cross-over were omitted, however I also understand that as planning authority you may have concerns over the level of parking. I note that drawing number BSH/PL03 Rev B appears to indicate the disabled parking space and footpath are separated by a wall, leaving little side clearance for disabled users. Given there are no accident records along this section of Birchwood Avenue and there are other driveway arrangements that require vehicles to reverse out onto the highway, on balance I feel it would be difficult to justify a refusal.

Fiona Man

Date 10/11/2011

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