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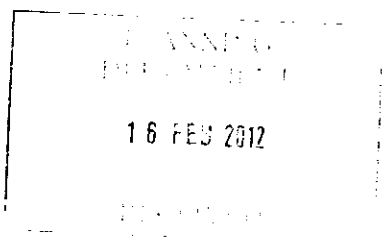
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Sent: 15 February 2012 17:54
To: Planning
Subject: Planning application S6/2011/2594/FP - 87 De Havilland Close

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

District ref: S6/2011/2594/FP
HCC ref: WH/67/2012
HCC received: 09/02/2012
Area manager: James Dale
Case officer: Lindsey Lucas



Location
87 De Havilland Close
Hatfield

Application type
Full application

Proposal
Dwelling house to 5 bed House of Multiple Occupation, independent bedsit and single storey rear extension and outbuilding

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. 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 occupiers 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.

COMMENTS:

This is a retrospective application for change of use of a dwelling to 4 bed House of Multiple Occupation, independent bedsit and single storey rear extension and outbuilding. The existing garage has been converted to a bedsit. The application form states there is one parking space which I assume is on the driveway serving the property however no details are provided and I would recommend that if planning permission is granted a parking layout should be provided. The proposed change of use increases the parking requirement according to the WHBC and it should be noted that in the Houses in Multiple Occupation SPD (February 2012) the car parking provision for HMO's is considered a minimum rather than maximum. However it would be difficult for the highway authority to sustain at objection to a shortfall of 1 or 2 parking spaces on a residential road on the grounds of highway safety and free flow.

Lindsey Lucas

Date 15/02/2012