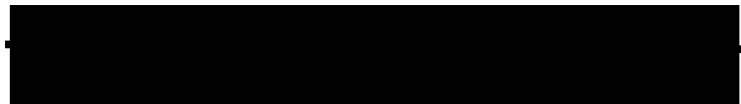


PS

PLANNING  
DEPARTMENT  
15 FEB 2012



**Sent:** 15 February 2012 16:50  
**To:** Planning  
**Subject:** Planning application S6/2011/2593/FP - 2 De Havilland Close

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

**District ref:** S6/2011/2593/FP  
**HCC ref:** WH/66/2012  
**HCC received:** 09/02/2012  
**Area manager:** James Dale  
**Case officer:** Lindsey Lucas

**Location**  
2 De Havilland Close  
Hatfield

**Application type**  
Full application

**Proposal**  
Change of Use of dwelling house (C3) into 5 bed House in Multiple Occupation (C4) and three independent bedsits

**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 recommends that permission be refused for the following reasons:

The applicant has not demonstrated that adequate pedestrian visibility can be provided from the rear parking spaces and without this information the proposal will be detrimental to pedestrian safety.

COMMENTS: This is a retrospective application is for the change of use of the existing dwelling house (C3) into 5 bed House in Multiple Occupation (C4) and three independent bedsits. It is proposed to provide 5 car parking spaces three at the front of the property accessed from the existing dropped kerb in De Havilland Close and two in the rear of the property. These will be accessed through a rear garage forecourt and the applicant would need to show that he has a right of access through this parking area and the driveway serving it. The footpath on the northern side of the driveway to the garage forecourt which continues on the southern side of the property is however part of the public highway and the applicant has not demonstrated adequate visibility from these parking spaces. A 2m x2m visibility splay should be provided on each side of the access serving these spaces to ensure adequate visibility between pedestrian and vehicles using these spaces. WHBC are the parking authority and will determine the number of parking spaces required by the proposal. Current parking restrictions which prevent on street parking between 9am and 11am Monday to Friday would prevent residents being able to park a car permanently on street.

**Lindsey Lucas**

**Date 15/02/2012**

\*\*\*\*Disclaimer\*\*\*\*

The information in this message should be regarded as confidential and is intended for the addressee only unless explicitly stated. If you have received this message in error it must be deleted and the sender notified. The views expressed in this message are personal and not necessarily those of Hertfordshire