

District ref: 6/2017/2667/FULL

HCC ref: WH/290/2017

HCC received: 22/11/2017

Area manager: Manjinder Sehmi

Case officer: Anthony Collier

Location

58 Plough Hill

Cuffley

Potters Bar

EN6 4DS

Application type

Full application

Proposal

Erection of a detached 4-bedroom house following demolition of existing

Decision

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

Informatives

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AN2) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

Obstruction of the highway

AN3) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

Mud on highway AN4) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the 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. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

Comments

The proposal is for the demolition and replacement of a single private residential dwelling to Hill Rise road in Cuffley. Hill Rise is a local access road providing frontage access in a residential setting.

The sites redevelopment is unlikely to result in a material impact to highway capacity or impact on residential amenity and access within Hill Rise and the wider highway network.

For the proposed site on Hill Rise, the access is located close to the B157 junction, however to revised VXO is an improvement to the distance from the junction. There are no accidents on our records reported in the previous five years relating to the site or associated access. Visibility is acceptable and the development is unlikely to impact upon highway user intervisibility. As such, the revised access is unlikely to increase any safety concerns with the existing vehicular access.

The site is subject to existing waste collection arrangements and I see no reason why this would be affected

The sites parking area is of useable dimensions including the garage which meets the advised 3x6 meter dimension. The LPA may review the total parking provision at the site, however for the Highway Authority the design and layout of internal access arrangements are acceptable.

The application form proposes works to the public highway are required to form a new access, however this is not apparent on the provided plans, with no discernible change between existing and proposed, as such this comment is made on the understanding that no works are required.

The site is 0.5 miles from the nearest train station (Cuffley), and access to the bus network is within 0.3 miles. No aspects of the

design prevent the use of sustainable modes of transport such as walking or cycling. The proposal is unlikely to have a material impact on highway safety / capacity, and the Highway Authority therefore present no objection

Anthony Collier

Date 05/12/2017