

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2018/2318/HOUSE
Location: 91 Northaw Road West Northaw Potters Bar EN6 4NS
Proposal: Formation of a vehicular access and dropped kerb
Officer: Mr Richard Sakyi

Recommendation: Granted

6/2018/2318/HOUSE

Context	
Site and Application description	<p>The application site comprises a two-storey semi-detached dwellinghouse among a row of 8 semi-detached houses that appear to have been built at the same time. These dwellings have a uniform set back from the front boundary and have front gardens that are enclosed by low hedges. The ground level slopes steeply down from the highway onto the site. The property has a long front garden with a depth of approximately 14 metres.</p> <p>Northaw Road West is a classified Road (B156) with a 30mph speed limit. There are also existing traffic calming features on the highway by way of raised tarmac or speed bumps along this stretch of road. There are several houses nearby with crossovers, the closest to the site are at numbers 89, 95 and 96. There are also several properties with no direct vehicular access onto their properties from the frontage.</p> <p>Planning permission is sought for the formation of a vehicle cross over on a classified road (B156), and formation of hardstanding. The proposed hard standing would enable the parking and turning of a vehicle within the curtilage of the site and to exit the site in a forward gear.</p>
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt - Distance: 0 LCA - Landscape Character Area (Northaw Common Parkland) - Distance: 0 PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 A4D - ARTICLE 4 DIRECTION - Distance: 0</p>
Relevant planning history	<p>Application Number: S6/2009/1578/FP Decision: Granted Decision Date: 17 September 2009 Proposal: Part single storey side extension and part two storey rear extensions</p> <p>Application Number: S6/2008/2240/FP Decision: Refused Decision Date: 16 January 2009 Proposal: Erection of two storey rear and side extensions and front porch</p> <p>Application Number: S6/2002/0360/FP Decision: Refused</p>

	Decision Date: 07 May 2002 Proposal: Formation of crossover and hardstanding		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 21 September 2018 Site Notice Expiry Date: 12 October 2018		
Summary of neighbour responses	None received		
Consultees and responses	Hertfordshire Transport Programmes & Strategy – No objection Welwyn Hatfield Borough Council Landscaping – No response Northaw & Cuffley Parish Council – No objection		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes Others <u>Draft Local Plan Proposed Submission August 2016</u> SP4 Transport and Travel SP9 Place Making and High Quality Design SADM2 Highway Network and Safety SADM11 Amenity and Layout SADM12 Parking, Servicing and Refuse			
Main Issues			
Is the development within a conservation area?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Would the significance of the designated heritage asset be preserved or enhanced?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable):			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable): The visual impact on the character of the site would be limited due to the small scale of the proposal, the use of sympathetic materials and the context in which the site is set.			
Would the development reflect the character of the dwelling?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable):			
Would the development maintain the amenity of adjoining occupiers? (E.g. privacy, outlook, light etc.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable):			
Would the development provide / retain sufficient parking?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable): The existing property has no provision for car parking within the site and			

the proposal would provide at least two spaces.

The creation of a new access point to the property and a dropped kerb has not been objected to by the Highway Authority subject to a suggested condition limiting the gradient of the driveway to 10%. With regard to highway safety, the proposed access would have adequate width, kerb radius and visibility splays.

Any other issues

The site is located within the Green Belt where the government attaches great importance to the fundamental aim of Green Belt policy to prevent urban sprawl and keep land permanently open. The proposed formation of a crossover and the associated hardstanding within the frontage of the site would preserve the openness of the Green Belt and would not conflict with the purposes of including land in the Green Belt in accordance with Paragraph 146 of National Planning Policy Framework.

Conclusion

Subject to planning conditions, the proposal is considered to be in accordance with the saved Policies of the Welwyn Hatfield District Plan 2005; the Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2018.

Conditions:

1. The access and the parking area as shown on Drawing Number 493/3A must be no greater than a 10% gradient.

REASON: In the interest of highway safety.

DRAWING NUMBERS

2. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
493/1		Proposed Block Plan	10 September 2018
493/2		Existing Plan	10 September 2018
493/3A		Proposed Plan	10 September 2018
Site Location Plan A		Site Location Plan A	10 September 2018

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

1. **POSITIVE AND PROACTIVE STATEMENT**

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.
2. Where works are required within the public highway to facilitate the new vehicle access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to Hertfordshire County Council Highways team to obtain their permission and requirements. Their address is County Hall, Pegs Lane, Hertford, Herts, SG13 8DN. Their telephone number is 0300 1234047
3. 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, authorization 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.
4. 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.

Determined By:

Mr Mark Peacock
5 November 2018