

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

DELEGATED APPLICATION

Application No: 6/2022/1812/FULL
Location: 35 Northaw Road East Cuffley Potters Bar EN6 4LU
Proposal: Installation of new crossover
Officer: Ms Elizabeth Mugova

Recommendation: Refused

6/2022/1812/FULL

Context	
Site and Application description	<p>The application dwelling is a detached property located on the east side of Northaw Road East in Cuffley.</p> <p>Planning permission is sought for the installation of a second vehicle crossing.</p>
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 A4D - ARTICLE 4 DIRECTION - Distance: 0 HEN - No known habitats present (medium priority for habitat creation) - Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0</p>
Relevant planning history	<p>Application Number: S6/1975/0142/ Decision: Refused Decision Date: 07 May 1975 Proposal: Loft conversion</p> <p>Application Number: S6/2004/0848/FP Decision: Refused Decision Date: 06 September 2004 Proposal: Change of use from residential dwelling house, to part day nursery part residential dwelling</p> <p>Application Number: 6/2021/0631/PN27 Decision: Prior Approval Required and Granted Decision Date: 21 April 2021 Proposal: Prior approval for the construction of an additional storey to facilitate the enlargement of the dwellinghouse to a maximum of approximately 9.607m in height</p> <p>Application Number: 6/2021/1453/HOUSE Decision: Granted Decision Date: 05 July 2021 Proposal: Erection of a single storey side extension, insertion of new windows/doors on side and rear elevation and rear rooflight following the demolition of the side garage</p>

	<p>Application Number: 6/2021/2126/PN8 Decision: Refused Decision Date: 17 August 2021 Proposal: Prior approval for the erection of a single storey rear extension measuring 8m in depth, 3.804m in height and 3.674m to the eaves</p> <p>Application Number: 6/2021/1831/HOUSE Decision: Granted Decision Date: 09 September 2021 Proposal: Partial demolition of the bungalow, erection of single-storey side and rear extension, extension of roof to form loft conversion with side dormers and alterations to the front facade, insertion of skylights</p> <p>Application Number: 6/2021/2748/PN8 Decision: Prior Approval Not Required Decision Date: 20 October 2021 Proposal: Prior approval for the erection of a single storey rear extension measuring 8m in depth, 3.13m in height, 3m to the eaves</p> <p>Application Number: 6/2022/0140/HOUSE Decision: Granted Decision Date: 07 April 2022 Proposal: Retention of single storey rear extension with roof terrace</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letters		
Summary of neighbour responses	No representations received		
Consultees and responses	<p>HCC - Hertfordshire Transport Programmes & Strategy – Objection</p> <ul style="list-style-type: none"> • The proposed vehicle crossing does not comply with HCC's dropped kerb terms and conditions • The second crossing is not required for the benefit of highway safety as the property frontage is large enough to allow vehicles to turn around and leave in a forward gear using the existing crossing. 		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" 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 <u>Draft Local Plan Proposed Submission August 2016</u> SADM 2 Highway Network and Safety			
Main Issues			
Design (form, size, scale, siting) and Character (appearance within the streetscene)	The area is residential in character containing detached bungalows and chalet style bungalows. A number of properties along Northaw Road East have second crossings, for example Nos. 43, 45 and 51. As such, it is considered that the proposal would not result in harm to the character and appearance of the host dwelling and the streetscene.		

Impact on neighbours	The proposal would not have an impact on neighbour our amenity.
Access, car parking and highway considerations	<p>Policy SADM 2 of the Draft Local Plan Proposed Submission August 2016 States that development proposals should be designed to allow safe and suitable means of access. Planning permission is sought for a second vehicular access.</p> <p>The Highway Authority have been consulted and they have advised that the proposed vehicle crossing does not comply with Hertfordshire County Council's dropped kerb terms and conditions. The width of the property frontage is less than the required 13.6m and the gap between the crossings would be less than the required 4.5m. Whilst the Site Plan appears to show a gap of 5m this incorrectly includes the dropped kerbs. In addition, the second crossing is not required for the benefit of highway safety as the property frontage is large enough to allow vehicles to turn around and leave in a forward gear using the existing crossing.</p> <p>It is therefore considered that the second crossing is contrary to SADM 2 Draft Local Plan Proposed Submission August 2016 and the NPPF.</p>
Conclusion	
<p>The proposed vehicle crossing would not result in harm to the character and appearance of the host dwelling and the streetscene.</p> <p>Notwithstanding the above, the crossing does not comply with HCC's dropped kerb terms and conditions. Furthermore, it is not required for the benefit of highway safety. The proposal is therefore contrary to local and national policies.</p> <p>For the reasons given above it is recommended that planning permission is refused.</p>	

Reasons for Refusal:

1. The proposed second vehicle crossing does not comply with Hertfordshire County Council's dropped kerb terms and conditions. The width of the property frontage is less than the required 13.6m and the gap between the crossings would be less than the required 4.5m. In addition, the second crossing is not required for the benefit of highway safety as the property frontage is large enough to allow vehicles to turn around and leave in a forward gear using the existing crossing. The proposal is therefore contrary to Policy SADM2 of the Draft Local Plan Proposed Submission August 2016 and the NPPF.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
A100		Location And Side Plans	2 August 2022
A101		Existing Crossover	2 August 2022
A102		Proposed Crossover	2 August 2022

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).

Determined By:

Mr Derek Lawrence
29 September 2022