

From: alan.story@hertfordshire.gov.uk
Sent: 01 June 2018 11:48
To: Planning
Subject: Planning application 6/2018/1274/HOUSE - 16 Daffodil Close

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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

District ref: 6/2018/1274/HOUSE

HCC ref: WH/164/2018

HCC received: 01/06/2018

Area manager: Manjinder Sehmi

Case officer: Alan Story

Location

16 Daffodil Close
Hatfield
AL10 9FF

Application type

Full application

Proposal

Erection of a two storey rear extension and conversion of garage into a habitable room.

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.

Development proposals represent the creation of additional habitable space at ground floor following conversion of garage, and additional space to existing habitable rooms to the rear.

Station Road is an unclassified road providing a Local Access function within the road hierarchy. Application form confirms no new, or amended vehicle access is required to facilitate the development.

Development proposals represent loss of existing integral garage and creation of habitable space. Garage is shown to dimensions of 2.5m x 4.2m and reasonably would be inadequate (in depth) to accommodate many a modern vehicles. Research within Manual for Streets suggests that upto 50% of domestic garages are used for purposes other than the parking of a private vehicle. The loss of the garage may not represent loss of parking within the site. The existing dwelling is provided with front forecourt parking, and the nature of Daffodil Close at this point is such that kerbs are dropped for the entire length.

The dwelling would continue to enjoy a parking space to front for upto 3 vehicles. It is the Highway Authority view that the garage unlikely accommodates a parked vehicle and therefore its' loss shall have no appreciable impact on local highway conditions

The creation of additional habitable space is considered shall have a negligible impact in terms of vehicle trips associated with the enjoyment of the dwelling.

The loss of garage is unlikely to result in parking being displaced onto the highway and unlikely to have a material impact on the free and safe flow of the highway network. Accordingly I present no objection to the proposals.

Alan Story

Date 01/06/2018

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