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To: [Planning](#)
Subject: Planning application 6/2016/0616/FULL - 2 De Havilland Close
Date: 05 August 2016 09:51:00

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

District ref: 6/2016/0616/FULL

HCC ref: WH/147/2016

HCC received: 25/07/2016

Area manager: Manjinder Sehmi

Case officer: Anthony Collier

Location

2 De Havilland Close
Hatfield
AL10 ODR

Application type

Full application

Proposal

Conversion of dwellinghouse into 2no dwellinghouses

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 I advise the LPA to arrange for the following informative note, that the applicant is required to carry out, to be appended to any consent issued by your council: - Storage of materials AN1) 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 AN2) 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 willfully 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.

New or amended crossover – construction standards AN4) Construction standards for new/amended vehicle access: Where works are required within the public highway to facilitate the new or amended vehicular 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. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website

<http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047

The application site is for the Conversion of dwelling house into 2no dwelling houses located within the existing residential area De Havilland Close in Hatfield. It is noted that in the planning application form whilst the extension is for one dwelling into two, the current dwelling is laid out as a four bedsit dwelling, and will remain so in the proposal. It is proposed that vehicular access to the site will be provided via a new entrance and crossover and driveway via De Haviland Close, Council owned garage Complex. The proposed access would provide three off-street parking spaces, with the site currently having three existing spaces. The planning application form states that the proposed parking provision and refuse provision shall be that set out in drawing 2016-064A.

The additional property proposal to De Haviland Close would have a negligible increase of use of the highway, and additional traffic will be minimal and unlikely to significantly impact on residential amenity and access within De Haviland Way and the wider highway network.

De Havilland Way has access to the local distributor network is via St Albans Road West, a local access road serving a predominantly residential area of Hatfield. The junctions of which are well laid out and can suitably accommodate the residential use of the area. There have been no accidents in De Haviland Close in the previous five years As proposed in drawing 2016-064A Given location of the site, the proposals should have no impact on pedestrian safety, nor shall the proposals impact on visibility for De Havilland Close. The sites vehicular interaction with De Havilland Close would be acceptable, not prejudicing highway safety.

The LPA would be advised that the new access proposed via the 'council owned garages', uses an unadopted road, not maintained by the Highway Authority.

I note that three parking spaces are provided to the property, and 2016-064A shows a driveway with pedestrian visibility considered for.

The location of the driveway with access to the garage complex should be reviewed by the LPA regarding adequacy of access.

For the existing property, the design retains the use of the existing vehicle cross over with no changes or amendments outlined.

It is recommended that the LPA use this opportunity to review the application with regard to Hertfordshire County Council Environment Department -Residential Dropped Kerbs Terms and Conditions

Refuse provision is outlined for the new and existing dwellings and would be suitable.

The site is 250 meters from access to the bus network and 350 meters from local shops and amenities. The nearest train station is Hatfield, 1.8 Kilometres away.

No aspects of the design prevent the use of sustainable modes of transport such as walking or cycling. The proposed new dwelling would be well served by the footpaths providing pedestrian access to the local area.

The creation of an additional dwelling would not give rise to an unacceptable increase in trips on the local network, with negligible impact at De Havilland Close and the wider highway network. I do not consider that the proposal shall have any material impact on highway safety / capacity.

Anthony Collier

Date 05/08/2016

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