

From: paul.marshall@hertfordshire.gov.uk
To: [Planning](#)
Subject: Planning application 6/2019/2591/HOUSE - 50 Plough Hill
Date: 19 November 2019 11:51:09

WARNING: This email originated outside the WHBC Network. Please be extra vigilant when opening attachments or clicking links.

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

District ref: 6/2019/2591/HOUSE

HCC ref: WH/302/2019

HCC received: 13/11/2019

Area manager: Nick Gough

Case officer: Paul Marshall

Location

50 Plough Hill

Cuffley

Potters Bar

EN6 4DS

Application type

Full application

Proposal

Erection of a ground floor side/rear and first floor extension, including the construction of a rear dormer and installation of rooflights to facilitate the creation of habitable space within the loft and erection of front boundary wall and gates

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.

Hertfordshire County Council as Highway Authority considers the proposal would not have a severe residual impact on the safety and operation of the adjoining highways and would not wish to restrict the grant of planning permission subject to the informatives. HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980. **INFORMATIVES:** AN1) 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.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047. AN2) Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery 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: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and->

[developer-information/development-management/highways-development-management.aspx](#) or by telephoning 0300 1234047.

COMMENTS The proposals are for Erection of a ground floor side/rear and first floor extension, including the construction of a rear dormer and installation of rooflights to facilitate the creation of habitable space within the loft and erection of front boundary wall and gates. Plough Hill is a classified road and provides a local distributor function in the road hierarchy. Vehicle speeds past this site are limited to 30mph. There have been no recorded accidents related to the site in a rolling 5-year period. The proposals include a new double gated access. The driveway from the existing crossover is approx. 10m therefore the double gates will have little or no effect on the highway **PARKING** There are no proposed changes to the existing parking **ACCESS** No changes are proposed for the existing access

VISIBILITY The location and vehicular to vehicular visibility from the proposed access is considered to be acceptable and in accordance with 'Manual for Streets (MfS)' and 'Roads in Hertfordshire: A Design Guide' **EMMERGENCY ACCESS** The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance to MfS 6.7.2) **REFUSE / RECYCLING** As existing and acceptable **CONCLUSION** Subject to the informatives, this level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity therefore; the highway authority would not wish to restrict the grant of planning permission.

Paul Marshall

Date 19/11/2019

****Disclaimer**** The information in this message should be regarded as confidential and is intended for the addressee only unless explicitly stated. If you have received this message in error it must be deleted and the sender notified. The views expressed in this message are personal and not necessarily those of Hertfordshire County Council unless explicitly stated. Please be aware that emails sent to or received from Hertfordshire County Council may be intercepted and read by the council. Interception will only occur to ensure compliance with council policies or procedures or regulatory obligations, to prevent or deter crime, or for the purposes of essential maintenance or support of the email system.