

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

District ref: 6/2017/2288/FULL

HCC ref: WH/261/2017

HCC received: 19/10/2017

Area manager: Manjinder Sehmi

Case officer: Anthony Collier

Location

First Floor 12 Harpsfield Broadway

Hatfield

AL10 9TF

Application type

Full application

Proposal

Change of use from Office (B1 (a)) to a Dwellinghouse (C3) to include the creation of 4 dwellings.

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.

Application for the change of use to residential from A1 office to 12 Harpsfield Broadway, Hatfield

The additional provision would not be of a scale to be considered 'serve' in highway capacity terms whereby the Highway Authority would refuse on capacity grounds.

The site is situated on the corner of Jetliner Way and Harpsfield Broadway, both local access roads serving as frontage access to commercial and residential sites. The adjacent Comet Way is a principal A road.

The change of use would most likely represent a reduction in trip generation to the site and on surrounding roads.

The LPA may wish to review the adequacy of vehicle parking and bicycle storage. No works within the highway are implied.

Access to the bus network is available immediate to the site, with rail services 1.3 miles distance.

It is seen as unlikely that the development will result in a material increase to highway capacity or impact highway safety. As such, I present no objections.

Anthony Collier

Date 06/11/2017

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