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

**Director of Planning**

Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Hertfordshire  
AL8 6AW

District ref: 6/2020/1660/FULL  
HCC ref: WH/2850/2020  
HCC received: 30 July 2020  
Area manager: Alan Story  
Case officer: Paul Marshall

**Location**

12 HARPSFIELD BROADWAY HATFIELD AL10 9TF

**Application type**

Full Application

**Proposal**

Erection of part four, part single storey rear extension and erection of a mansard roof extension to facilitate the creation of six (6) new residential dwellings formed of 2 x studio and 4 x 2b4p units. Ground floor to be changed from a A3 restaurant to a A4 drink establishment and three (3) parking vehicle parking spaces, cycle and refuse storage internally

**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 recommends that permission be refused for the following reasons:

**COMMENTS**

*The proposals are to extend off the rear of the site via a part four, part single storey extension and erection of a mansard roof extension to facilitate the creation of six (6) new residential dwellings formed of 2 x studio and 4 x 2b4p units. The ground floor shall be changed from a A3 restaurant to a A4 drink establishment and three (3) parking vehicle parking spaces, cycle and refuse storage internally Harpsfield Broadway is unclassified and provides a local access function in the road hierarchy. The vehicle speeds past this site are limited to 30 mph. There have been no recorded accidents in a rolling 5-year period.*

**PLANNING HISTORY**

*The application site has previous planning history 6/2018/3182/FULL, 03/04/2019, 04/04/2018, and 14/05/2013*

## **DRAWINGS**

*The Highway Authority note the submission of materials in support of the planning application, including drawing numbers PRE-S001, E002, E003 and the Design and Access Statement.*

## **PARKING**

*The proposal are for 3 parking bays located on site, none of the drawings show where these are to be provided. Firstly, the minimum requirement for the proposals according to the LPA standard is 3.5 spaces. Furthermore, the conversion from A3 to A4 drinking establishment attracts 1 space per 3 sqm of bar area plus 3 space per 4 employees. No information has been provided to establish the parking requirements. The proposal provides for 7 cycle parking spaces this is likely inadequate. furthermore, no details, plans or otherwise have been provide as to where these spaces will be or type of security.*

## **ACCESS**

*Section 8. Pedestrian and Vehicle Access, Roads and Rights of Way of the application form states, 'The parking spaces shall be facilitated by a crossover'. No plans or information has been provided in respect of position and design.*

## **VISIBILITY**

*The location and vehicular to vehicular visibility cannot be determined as there is no information provided.*

## **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**

*The proposals for recycling bin storage have not been provided*

## **CHANGE OF USE FROM A3 TO A4**

*The Highway Authority accept that the change would have no material impact on the surrounding highway network.*

## **CONCLUSION**

*The proposals are completely inadequate to enable the Highway Authority to take a view. Information required would consist of:*

- a. Detailed Vehicle Crossover drawing to scale.*
- b. Measurements of proposed driveway if any.*
- c. Visibility splays.*
- d. Depth of parking area.*
- e. Gradient of access to parking area.*
- f. Detailed review of vehicle and cycle parking provision and security.*
- g. Detail of bin storage including access and security.*

*In view of the above the Highway Authority recommends that the planning application is to be refused on inadequate information to support the proposal.*

**Signed**  
Paul Marshall

20 August 2020