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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: 6/2021/0314/FULL  
HCC ref: WH/5717/2021  
HCC received: 12 February 2021  
Area manager: Matthew Armstrong  
Case officer: Paul Marshall

**Location**

22 CHURCH LANE NORTHAW POTTERS BAR EN6 4NX

**Application type**

Full Application

**Proposal**

Erection of a 5 bedroom detached house

**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:

There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation.

The plans do not provide the level of detail needed. Please see below for a guide to required information.

- a. Detailed Vehicle Crossover drawing to scale.
- b. Size of vehicle for a verifiable swept path analysis

Please find also Hertfordshire County Council's Dropped Kerbs (Residential Crossovers) Guidance. <https://www.hertfordshire.gov.uk/droppedkerbs/>. For information if your property already has a dropped kerb, we will only extend or widen it to a maximum of 5.4m. This is the widest dropped kerb that we will allow and equates to a maximum of 4 dropped/flat kerbs and a maximum of 2 ramped kerbs. We will not install any more than 4 flat kerbs. Please do not apply for a dropped kerb wider than this as it will be refused.

COMMENTS

The proposals are for the erection of a 5-Bedroom house. Church Lane is maintainable by the highway authority and is unclassified and provides a local access function in the road hierarchy. The vehicle speeds past this site are limited to 30mph. There has been one recorded accident near the site in a rolling 5-year period.

#### PLANNING HISTORY

The application site has no previous planning histories

#### DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers 2019/1327/1-4

The parking layout is extremely tight, drawing 2019/1327/4 shows the tracking for 3 parked vehicles with some of the tracked lines over running. There is no way to confirm the tracking. A swept path analysis should be provided with the standard size vehicle. I would expect to see at least 4.571 (Skoda Octavia or similar) model.

I note from the application form section 8 that no new access is proposed. However, drawing 2019/1327/4 demonstrates an access for the new dwelling. A detailed vehicle crossing should be provided with a visibility splay.

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

1 March 2021