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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: 6/2021/0801/HOUSE
HCC ref: WH/6442/2021
HCC received: 5 April 2021
Area manager: Matthew Armstrong
Case officer: Paul Marshall

Location

8 ORCHID CLOSE HATFIELD AL10 9FE

Application type

Full Application

Proposal

Installation of front window to facilitate conversion of garage into a habitable room

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.

COMMENTS

The proposals are for the Installation of front window to facilitate conversion of garage into a habitable room Orchid Close is located in a residential area. The Highway Authority are limited in the extent to which it is able to comment, noting that Orchid Close is a privately maintained road, and therefore beyond the authority of the Highway Authority who are responsible for all roads / footways / verges etc. that are considered maintainable at public expense (the public highway).

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 342 01 -02

PARKING

The loss of a garage space would not impact the surrounding highway network in terms of parking issues. The parking area at the front of the site is adequate to accommodate an extra parked vehicle

EMERGENCY 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

CONCLUSION

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.

Signed

Paul Marshall

21 April 2021