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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: 6/2021/1649/VAR
HCC ref: WH/7396/2021
HCC received: 1 June 2021
Area manager: Matthew Armstrong
Case officer: Samuel Tearle

Location

36 THE RIDGEWAY CUFFLEY POTTERS BAR EN6 4AX

Application type

Variation of Condition

Proposal

Variation of condition 10 (Site Vehicular Areas) and 20 (Approved Drawings), on planning permission 6/2018/2863/FULL

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.

Description of Proposal

An application for the variation of Conditions 10 and 20 that were attached to permitted application 6/2018/2863/FULL has been submitted. For reference, permitted application 6/2018/2863/FULL is for: Erection of 6 residential units following demolition of existing dwelling, supporting structures and associated ancillary buildings.

The Decision Notice defines Condition 10 as:

"Before the development hereby approved is first occupied, all on site vehicular areas shown on plan P000 Rev B shall be accessible, surfaced and marked in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway".

The Decision Notice defines Condition 20 as:

*"The development/works shall not be started and completed other than in accordance with the approved plans and details:
Drawing No.s..."*

To support the application for variation, the applicant has submitted a Planning Statement. The Planning Statement states the proposed variations are minor, and include only:

Elevations - the arrangement of windows and doors in each of the six properties is unchanged, but the window/door design and elevational design has been modified to present a more traditional building appearance rather than the contemporary approach of the approved scheme. The key changes can be seen by reference to the comparison elevations prepared by the architect.

Internal Arrangement – Changes to Plots 1-6.

The Highway Authority have reviewed the proposed details in the section below.

Condition 10

The Highway Authority have reviewed the supporting details and are satisfied the details shown on the Proposed Site Plan (Drawing PD100/A) are sufficient in highway terms.

Therefore, the Highway Authority are satisfied with the proposed variation of Condition 10 to replace 'shown on plan P000 Rev B' with 'shown on plan PD100/A'.

Condition 20

The Highway Authority have reviewed the changes to the Elevations and Internal arrangements, alongside the Comparison of Site Plans (Drawing No PD111). The Highway Authority are satisfied the proposed variations would not result in a severe impact to the operation or safety of the local highway and footway networks and therefore does not wish to raise an objection to the variation of Condition 20.

Conclusion

The Highway Authority have reviewed the supporting details and are satisfied the proposals would not result in a severe impact to the operation or safety of the local highway and footway networks and therefore does not wish to raise an objection.

Signed

Samuel Tearle

7 June 2021