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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: 6/2021/2816/HOUSE
HCC ref: WH/10006/2021
HCC received: 1 December 2021
Area manager: Matthew Armstrong
Case officer: Paul Marshall

Location

53 HIGH ROAD HATFIELD AL9 6HS

Application type

Full Application

Proposal

Extension of existing dropped curb

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:

The Highway Authority are unable to extend the grant of planning permission for the following reasons:

- The proposed dropped kerb extension is too long

COMMENTS

The proposals are for the extension of existing dropped kerb. The B158 High Road is maintainable by the highway authority and is classified and provides a secondary distributor function in the road hierarchy. The vehicle speeds past this site are limited to 30 mph. There have been two recorded accidents in the vicinity of the site in a rolling 5-year period.

Policy Review:

The key documents used to assess the application are

- Manual for Streets 2007
- National Planning Policy Framework (July 2021).

- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- Roads in Hertfordshire Design Guide 3rd Edition -2011
- HCC Residential Dropped Kerbs Terms and Conditions

PLANNING HISTORY

The application site has no previous planning history

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Block Plan, Location Plan, and Dropped Kerb Plan.

ACCESS

The proposal is to extend the existing dropped kerb to 9.6m. HCC Residential Dropped Kerbs Terms and Conditions states:

'If your property already has a dropped kerb, we will only extend the current dropped kerb to a maximum of four flat kerbs (plus two riser kerbs) which equates to 3.6m in total. This is the widest dropped kerb that we will allow' which equates to 5.4m.

CONCLUSION

The Highway Authority are unable to extend the grant of planning permission due to the reasons discussed above.

Signed

Paul Marshall

2 December 2021