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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: 6/2022/1610/HOUSE
HCC ref: WH/13471/2022
HCC received: 18 August 2022
Area manager: Matthew Armstrong
Case officer: Steven Knight

Location

53 HIGH ROAD HATFIELD AL9 6HS

Application type

Full Application

Proposal

Extension of dropped kerb

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority recommends that permission be refused for the following reasons:

- 1) The existing dropped kerb is already the maximum size permitted by HCC's dropped kerb terms and conditions.
- 2) An extension of the dropped kerb would likely encourage drivers to reverse onto highway which is not permitted on a classified road in the interest of highway safety.

COMMENTS:

The application seeks approval for the extension of an existing dropped kerb.

High Road is a classified secondary distributor road (the B158) with vehicle speeds restricted to 30mph. There is one recorded serious accident within the vicinity of the site from the past five years.

Planning history

An identical previous application (6/2021/2816/HOUSE) was refused by the LPA, although the highway authority raised no objections on that occasion.

Access

The existing dropped kerb was an extension a dropped kerb that serves several properties to the rear. The section of dropped kerb that extends in front of No.53 already consists of four flat kerbs (3.6m). HCC's dropped kerb terms and conditions states:

"If your property already has a dropped kerb, we will only extend the existing dropped kerb up to a maximum of four flat kerbs which equates to 3.6m. An extended dropped kerb will be no wider than four flat kerbs. This is the widest dropped kerb that we will allow".

Based on this policy, the highway authority would not support the proposed extension.

Driveway

The application does not provide a reason for the proposed extension. The drawing provided by the applicant shows that the driveway can already accommodate two vehicles and is not evident that a wider dropped kerb would make it possible to accommodate a third vehicle. Furthermore, it should be noted that vehicles should not reverse onto a classified road and should be able to turn around on the driveway and leave in a forward gear. It's questionable whether this is possible given the existing parking arrangement for two cars, but it is certainly considered that a wider dropped kerb is likely to encourage drivers to reverse into the road.

Conclusion

The highway authority recommends that this application is refused in the interest of highway safety and because it does not comply with HCC's dropped kerb terms and conditions.

Signed

Steven Knight

22 August 2022