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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: 6/2023/1623/FULL
HCC ref: WH/18110/2023
HCC received: 4 September 2023
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

6 Comet Road Hatfield AL10 0SX

Application type

Full Application

Proposal

Change of use from existing HMO (class C4) 5-bedroom for 5 persons to HMO (class Sui Generis) 7-bedroom for 8 persons with installation of gate and fence to the rear of the site

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 does not wish to restrict the grant of permission.

Brief Description of Proposed Development by the applicant:

The 5 bed HMO house was recently purchased and the existing disused garage has now been converted to a brand new kitchen to accommodate eight people. The change of use from an existing HMO for 5 bedroom with 5 persons, to 7 bedrooms. The existing disused garage has now been converted to a new kitchen to accommodate eight people under a permitted development application – No. 6/2023/1227/LAWP, which was granted on 19th July 2023.

At current, the property benefits from two off-street parking spaces at the rear, with access from Comet Road. The property is well-located: Comet Road falls on a primary bus route, and the house is only one mile away from the railway station. This means that it is easily accessible from modes of transport other than private vehicles.

This proposed development is unlikely to lead to any increase in vehicular movement, and so would have no greater impact on existing car parking. Four cycle spaces have been proposed, which will be safely secured.

Highways comments:

The proposal involves the change of use from an existing HMO for 5 bedroom with 5 persons, to 7 bedrooms with 8 persons.

The proposed car parking provision and layout is the responsibility of the LPA to determine the level and suitability of the car parking proposals, however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of the HCC HA.

The proposal is not likely to have any significant impact on the operation of the local highway network and that the loss of a (alleged disused) garage, will likely exasperate the parking issues. However, the overall decision on car parking is a matter of the LPA who set the parking standards.

A cycle parking store for 4 cycles has been proposed in the form of a bike rack/cover.

Recommendation:

The highway authority would not wish to restrict the grant of planning permission.

Signed

Senober Khan

23 September 2023