



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CH0242
County Hall
Pegs Lane
Hertford
SG13 8DE

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: 6/2024/0389/HOUSE
HCC ref: WH/20608/2024
HCC received: 8 April 2024
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

14 Gorseway Hatfield AL10 9GS

Application type

Full Application

Proposal

Erection of a single storey rear/side extension, front porch and new vehicular hardstanding

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 reason:

Insufficient information: the proposal for new vehicle hardstanding fails to supply adequate information relating to access, materials, drainage and visibility splays.

COMMENTS

The proposals are for the erection of a ground floor extension and new front porch, along with the addition of a car parking space. No.14 Gorseway fronts onto Campion Road, which is an unclassified road maintainable by the highway authority and provides a local access function in the road hierarchy (and is on a bus route). The vehicle speeds past this site are limited to 20mph. No accidents have been recorded in the vicinity during a rolling five-year period.

Policy Review:

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (December 2023)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May 2018]

- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)
- HCC Residential Dropped Kerbs Policy (April 2024)

The current guidance for vehicle hardstanding and crossovers includes specific requirements for the minimum dimensions of a parking space, its relationship to the public highway (including the approach gradient) and the materials with which it is surfaced. Consideration should also be given to drainage, and visibility with and between drivers and pedestrians. Neither the Application Form nor the accompanying 'Plans and Elevations as Proposed' (Drawing No.5899-P01, rev.D) contains any information relating to these factors, rendering it impossible to make any determination with regard to the application from the Highway Authority's perspective.

CONCLUSION

The Highway Authority recommends that this application is refused for the reasons set out above.

Signed
Geoff McMahon

26 April 2024