

From: ania.jakacka@hertfordshire.gov.uk
Sent: 08 August 2018 15:20
To: Planning
Subject: Planning application 6/2018/1737/HOUSE - Just House

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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

District ref: 6/2018/1737/HOUSE

HCC ref: WH/214/2018

HCC received: 23/07/2018

Area manager: Manjinder Sehmi

Case officer: Ania Jakacka

Location

Just House
Coopers Lane
Northaw
Potters Bar
EN6 4NJ

Application type

Full application

Proposal

Installation of front garden dwarf wall with steel railings and electric gates including relocation of the existing entrance and exiting drop kerbs

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 proposed changes to the access will adversely affect the safety of traffic on the public highway.

There is a single point of access to the site from Well Road. It is proposed to replace it with a separate in and out access with electric gates, dwarf wall and railings. Well Road is a local access road with a speed limit of 40mph.

Para 1.9 of the Roads in Hertfordshire: Highway Design Guide 3rd Edition, Section 4 – Design Standards and Advice, Chapter 1 – Road Design Criteria requires that if security or other types of gates are provided on residential premises, they shall be sited at least 6m from the highway boundary or back of footway as appropriate. This is to avoid waiting vehicles obstructing traffic and pedestrians on the road and footway passing the site. This may be reduced to 5.5m if the gates or doors open inwards or are in the form of a roller. The gates on the submitted plans are sited only 1m from the edge of the highway, which does not meet the criteria.

In addition, the visibility from the new exit is substandard and does not meet the minimum standard of 2.4m x 66m. Although a mirror is proposed to assist with visibility of leaving vehicles, as this is a new access the required visibility should be met in the first instance.

For those reasons the application should be refused.

Ania Jakacka

Date 08/08/2018

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