

From: alan.story@hertfordshire.gov.uk
Sent: 03 August 2015 13:08
To: Planning
Subject: Planning application N6/2015/1364/FP - 31 Eddington Crescent

Categories: Printed by Planning Support

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

District ref: N6/2015/1364/FP

HCC ref: WH/205/2015

HCC received: 30/07/2015

Area manager: James Dale

Case officer: Alan Story

Location

31 Eddington Crescent
Welwyn Garden City
AL7 4SX

Application type

Full application

Proposal

Erection of single storey front and side extensions and loft conversion

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 does not wish to restrict the grant of permission.

I recommend inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website

<http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

AN2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before

construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

AN3) It is an offence under section 131 of the Highways Act 1980 for any person, in any way to damage the highway either through depositing anything that renders damage unto the highway, marking the highway, or causing damage to the surface of the highway such that it renders it inconvenient for the exercise of public right of way. If this development is likely to result in any damage to the public highway or public right of way network the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

Comment:

No new, or amended vehicular / pedestrian access is required as part of the application.

The proposal, representing additional habitable space, is unlikely to result in a material increase or change in the nature of trips associated with its' enjoyment.

No objections are offered to the proposal.

I would observe that Eddington Crescent is subject to a S38 agreement being progressed by the County Council with the developer. Eddington Crescent, presently, is privately maintainable and not public highway. Only on completion of the provisions of the S38 agreement would the County Council, as Highway Authority, be required to comment. The above advisories are recommended in order to inform the developer of requirements during construction, and will be applicable should Eddington Crescent become adopted highway before completion of construction.

Alan Story

Date 03/08/2015

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