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PLANNING DEPARTMENT  
21 JUN 2012  
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Sent: 20 June 2013 12:02  
To: Planning  
Subject: Planning application N6/2013/1078/FP - 16 Brockwood Lane

**Response to Planning application from Hertfordshire County Council (T and CP GDP Order 1995)**

**District ref:** N6/2013/1078/FP  
**HCC ref:** WH/169/2013  
**HCC received:** 05/06/2013  
**Area manager:** James Dale  
**Case officer:** Lindsey Lucas

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**Location**  
16 Brockwood Lane  
Welwyn Garden City  
AL8 7BG

**Application type**  
Full application

**Proposal**  
Erection of part single, part two storey rear extensions

**Decision**  
Notice is given under article 16 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

1. Before first use of the proposed on site car parking as shown on drawing no 130415.1A, the proposed new access onto Brockwood Lane shall be completed in accordance with the approved in principle plans and constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction.

Reason: To ensure that the access is constructed to the current Highway Authority's specification as required by the Local Planning Authority and to comply with those policies of the development plan.

2. Before being brought into use the new parking area hereby approved shall be surfaced in tarmacadam or similar durable, bound material and arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

3. A 2m x 2m pedestrian visibility sight splay, free of obstruction between a height of 600mm and 2m, and relative to the back of the footway shall be provided on both sides of the vehicle access prior to its operational use and thereafter retained.

Reason: To ensure a satisfactory standard of development in the interests of highway safety.

**Informatives**

I recommend inclusion of the following advisory note to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1. The highway authority require the construction of the vehicle cross-over to be undertaken such that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant will need to apply to the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.

AN2. Road deposits. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Reason. To minimise the impact of construction vehicles and to improve the amenity of the local area.

AN3. The applicant is advised that the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority, Hertfordshire County Council. If necessary further details can be obtained from the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.

#### COMMENTS:

This application is for extensions to the property and the proposals include for the provision of parking within the property frontage. Brockswood Lane is an unnumbered classified c road, designated as a local access road and subject to a speed limit of 30mph. It is proposed to provide 2 parking within the site frontage which will be accessed via a single vehicle crossover.

Hertfordshire County Council as Highway Authority considers the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to the inclusion of the above conditions and informatives.

**Lindsey Lucas**

**Date 20/06/2013**

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