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Sent: 26 September 2016 15:07
To: Planning
Subject: Planning application 6/2016/1778/FULL - 11 Brookmans Avenue

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

District ref: 6/2016/1778/FULL
HCC ref: WH/188/2016
HCC received: 22/09/2016
Area manager: Manjinder Sehmi
Case officer: Anthony Collier

Location

11 Brookmans Avenue
Brookmans Park
AL9 7QH

Application type

Full application

Proposal

Erection of replacement building containing 5 flats with forecourt parking following demolition of existing house

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 subject to the following conditions:

- 1) The parking area hereby permitted shall be surfaced in tarmacadam or similar durable, bound material, and be completed before first use of the development. 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.
- 2) Prior to the first occupation of the development hereby permitted the proposed on-site vehicle Parking shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use. Reason: To ensure the permanent availability of the parking /manoeuvring area, in the interests of highway safety.

The proposal is for the erection of five new flats following demolition of the existing dwelling house at 11 Brookmans Avenue. Brookmans Avenue is a private road and not maintained by the highway authority, however it does serve the settlement of Brookmans Park and therefore carries a volume of through traffic.

The new proposal appears to remove an existing vehicle cross over onto Brookman's Avenue. The proposals use the one of the existing access arrangements without amendment, and provide a carriage driveway arrangement to the dwellings. The development proposes 8 parking spaces within the frontage, with appropriate depth behind each space to enable vehicles to access these spaces without undue difficulty. The arrangement enables all vehicles leaving to do so in forward gear and with adequate sight lines from the access. It is advised that the LPA review adequacy of provision. The LPA shall clearly assess the proposals against their own Parking Standards.

The driveway is shown as being laid to permeable shingle whereas at present it is to hard standing. The provision of a permeable surface will reduce surface water run off, particularly given the large area given over to parking, however the creation of a surface of a loose shingle material shall result in this loose material being tracked into the footway and carriageway. Such material shall be prejudicial to the safety of pedestrians / road users, particularly cyclists and motorists as well as vulnerable pedestrians (elderly/ mobility impaired / persons with prams / buggies). I would recommend that any grant of consent includes, in the interest of public safety, that a bound material is used for the driveway surfacing.

The site is reasonably close to Brookmans Park railway station, and public transport (bus) provision.

The proposals would represent an increase in vehicle trips from the site over the existing density of housing on the site, but would not comprise an unacceptable level of trip generation on the wider highway network.

Subject to the conditions included, I do not consider that the proposal shall have a severe impact on highway safety / capacity, and therefore present no objections

Anthony Collier

Date 26/09/2016

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