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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: 6/2020/3306/FULL
HCC ref: WH/4810/2020
HCC received: 16 December 2020
Area manager: Matthew Armstrong
Case officer: Paul Marshall

Location

52 & 54 BRIDGE ROAD WELWYN GARDEN CITY AL8 6UR

Application type

Full Application

Proposal

Construction of two, two-storey detached houses with accommodation in the roof space and associated parking and access on the land to the rear of 52 & 54 Bridge Road.

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 Highway Authority is unable to extend the grant of planning permission at this time for the following reasons:

The proposals do not meet the minimum required cycle parking facilities.
Parking bays do not achieve the new 5m x 2.5m parking standards laid out by HCC.

The Highway Authority has commented previously on a similar application. These proposals are for two detached dwellings with existing access already approved. The site is located to the west of the town centre, and approximately 0.5 miles from Welwyn Garden City bus station and railway station. The site is located on Bridge Road, which is a secondary distributor 'B' road, with a speed limit of 30mph and highway maintainable at public expense.

The site has planning permission for two new dwellings at land at 52 and 54 Bridge Road, with access from 52 Bridge Road (Welwyn Hatfield Borough Council ref: N6/2014/2504/FP). This application varies the previous application by changing two semi-detached dwellings to two detached dwellings at the rear of the site.

The proposed works consist of the construction of two 5-bedroom dwellings with integral garages at the northern end of the site.

Access and Parking

Vehicles can enter the site and exit in a forward gear. Car parking spaces at the site are in accordance with guidance as set out in MfS and Roads in Hertfordshire. Car parking spaces are measured at 2.4 x 4.8 do not achieve the new 5m x 2.5m parking standards laid out by HCC. Welwyn Hatfield Borough Council (WHBC) is the parking authority and therefore would ultimately need to be satisfied with the level of proposed car parking.

The integral garages are approx. 3 x 5.5m. Manual for Streets 8.3 recommends 3 x 6m. With this in mind, the latest govt guidance: 'Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020) recommends for cycle parking storage should be 1.8m in length by 0.3m space between cycles. There should be parking for 2 cycles per dwelling. With no proposed outside covered cycle parking and a smaller than average garage the proposals do not meet the minimum required cycle parking facilities.

Vehicle trips

The creation of two additional dwellings would not give rise to an unacceptable increase in trips on the local network, with negligible impact to Bridge Road, and the wider highway network. The proposals shall not have any material impact on highway safety or capacity.

Gates

The provision of any gates should be set back a minimum of 6.0m from the edge of the highway carriageway. Any existing gates would be needed to be altered to meet this requirement or removed.

Emergency Services

The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance to MfS 6.7.2)

Recycling

The development provides bin store with bins within an acceptable carry distance.

Sustainability

National Cycle Route number 57 runs to the west of the site which is also a bridleway and provides easy pedestrian and cycle connectivity to the Greenway and surrounding woodland paths. The applicant would need to be aware of the above informative should there be any construction impacts to the bridleway.

Hertfordshire County Councils Local Transport Plan (LTP) 4 policy 5, is to "ensure the location and design of proposals reflect the LTP Transport User Hierarchy and encourage movement by sustainable transport modes", and policy 19, which aims to "address any barriers to supporting the uptake of ultra-low emission vehicle (ULEVs) in the county". The proposals could reflect this by provision of infrastructure for charging electric vehicles.

Final Comments:

This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity however, vehicle and cycle parking facilities do not meet the minimum requirements therefore; the Highway Authority is unable to extend the grant of planning permission at this time.

Signed
Paul Marshall

4 January 2021