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

Head of Planning Services
North Herts District Council
Council Offices
Gernon Way
Letchworth
SG6 3JF

District ref: 18/00900/FP
HCC ref: NH/167/2018
HCC received: 16/04/2018
Area manager: Manjinder Sehmi
Case officer: Adam Whinnett

Location
Millstone
Mill Lane
St Ippolyts
Hitchin
SG4 7NN

Application type
Full application

Proposal
Erection of two detached 4-bed dwellings following demolition of existing dwelling and double garage.

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.

HIGHWAY INFORMATIVES:
Hertfordshire County Council (HCC) recommends inclusion of the following highway informative / advisory note (AN) to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

AN) 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 https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspxor by telephoning 0300 1234047.

AN) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the 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. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx or by telephoning 0300 1234047.

COMMENTS / ANALYSIS:
The application comprises of the demolition of an existing detached dwelling and construction of two four-bed dwellings at Milestone, Mill Lane, St Ippolytts. Mill Lane is designated as an unclassified local access road and is highway maintainable at public expense.

VEHICLE ACCESS:
The existing property has a vehicular access to the driveway in front of the dwelling. The applicant has indicated that there are to be no alterations to this access with the access to be used for both proposed dwellings. HCC as Highway Authority has considered that the present inter vehicle to vehicle visibility from the accesses is deemed to be satisfactory and acceptable for the level of use and the speed of traffic - this is in accordance with guidelines in *Roads in Hertfordshire; Highway Design Guide and Manual for Streets (MfS*).

Although the applicant has indicated no alterations to the existing highway access, if there are any alterations required please refer to following informative. There is a strip of highway verge at the front of the property and any alterations to this land would need to be agreed with and approved by HCC as Highway Authority:

AN) Construction standards for new vehicle access: Where works are required within the public highway to facilitate the new vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration.
Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the website.
https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx or by telephoning 0300 1234047.

PARKING & MANOEVRABILITY:
The application includes the provision of four on-site car parking spaces, two for each dwelling. This is as a result of splitting the existing driveway into two as shown on submitted drawing no. 16006 (A)wd2.01. Although the proposals include the loss of a double garage, HCC as Highway Authority has considered that the arrangement would be acceptable due the provision of replacement single garages (although it is acknowledged that the length of these is less than the recommended 7m). Furthermore there is sufficient turning space for vehicles to turn around and egress to the highway in forward gear, which although not a requirement when egressing onto a local access road, would be recommended here due to narrow width of Mill Lane. North Hertfordshire District Council (NHDC) is the parking authority for the district and therefore ultimately should be satisfied with the level of parking.

EMERGENCY VEHICLE ACCESS:
The proposed plot is within the recommended emergency vehicle access of 45 metres from the highway to all parts of the building. This is in accordance with the guidance in *MfS, Roads in Hertfordshire; Highway Design Guide and Building Regulations 2010: Fire Safety Approved Document B Vol 1 - Dwellinghouses.*

WASTE COLLECTION:
Provision has been made for an on-site bin/refuse store within 30m of the dwelling and within 25m of the kerbside/bin collection point. The collection method must be confirmed as acceptable by NHDC waste management.

TRAFFIC GENERATION & IMPACT ON THE ADJACENT HIGHWAY:
The proposal is a small scale residential development. The traffic generation of vehicles and impact on the local highway network would be considered to not be significant or detrimental.

CONCLUSION:
HCC as Highway Authority has considered that the proposal is of a small scale and would not have an unreasonable impact on the safety and operation of the nearest highway. Therefore HCC has no objections or further comments on highway grounds to the proposed development, subject to the inclusion of the above highway informatives.

Signed

Date 20/04/2018