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

Director of Planning

North Hertfordshire Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

District ref: 24/01763/FPH
HCC ref: NH/22143/2024
HCC received: 6 September 2024
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

76 Sturgeons Way, Hitchin, Hertfordshire, SG4 0BN

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Permission Householder : Alterations to existing roof to include hip to gable roof extension and rear box dormer to facilitate loft conversion. Two storey rear and side extensions including juliet balcony and single storey front/side extension. Installation of front hardstanding to facilitate two parking spaces and creation of vehicular access off Sturgeons Way. Alterations to fenestration

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following condition:

CON 1) No development shall commence until a Construction Management Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Statement. The CMS would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

Reason: in order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

HCC as Highway Authority recommends inclusion of the following Advisory Notes (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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of highway: 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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. 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 and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

AN4) New or amended vehicle crossover access (Section 184): Where works are required within the public highway to facilitate a new or amended 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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

COMMENTS

Sturgeons Way is an unclassified residential street maintainable at public expense, providing a local access function in the road hierarchy. The vehicle speed past this site is limited to 30mph. There have been no accidents in the road over a five-year rolling period.

Policy Review:

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (December 2023)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 (2018-2031, May 2018)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)
- HCC's Residential Dropped Kerb Policy (Version 4, May 2024)

Drawings:

The Highway Authority notes the submission of materials in support of the planning application, including drawing numbers:

- 3885/01A (Location Plan)
- 3885/02B (Existing and Proposed Site and Block Plans)
- 3885/03 (Existing Ground Floor and First Floor: Elevations and Plans)
- 3885/05A (Proposed Ground Floor, First Floor and Second Floor: Elevations and Plans)
- 3885/06 (Proposed Section and South Elevation)
- 3885/11 (Highway and Visibility Plan)

The LPA as parking authority will determine whether the proposed parking arrangements conform with its current guidelines. The Highway Authority notes that there is no mention in the application of active or passive electric vehicle charging, or of secure bicycle storage. The amended vehicle crossover arrangement (with visibility splays) shown in Drawing No. 3885/11 (Highway and Visibility Plan) is acceptable to the Highway Authority, although a separate Section 184 application will be necessary as specified above.

CONCLUSION

Subject to the Condition and Informatives listed above, the Highway Authority considers that the proposal would not materially affect the safety and operation of the public highway and therefore does not wish to restrict the grant of permission.

Signed

Geoff McMahon

17 September 2024