

Objection to Planning Application 26/01614/S73

Land at Lower Road, Breachwood Green

Dear Planning Officer,

I wish to object to planning application **26/01614/S73**, which seeks to vary the approved plans relating to residential development at Land at Lower Road, Breachwood Green.

My comments relate to the amendments proposed under this Section 73 application.

Planning History

The original planning permission (22/02871/FP) was approved by the Planning Control Committee in November 2023 following consideration of the application. This application was approved despite Hertfordshire Highways maintaining a recommendation for refusal on highway and accessibility grounds.

In those circumstances, I believe it is particularly important that any subsequent amendments to the approved layout are carefully assessed to ensure that they do not adversely affect highway safety, visibility or the practical operation of the development.

1. Apparent Repositioning of Plots 1 and 2

Having compared the approved layout with the plans submitted under this application, it appears that the position of Plots 1 and 2 has been altered in relation to the highway.

My existing vehicular access is located directly opposite these plots. Consequently, any alteration to their position has the potential to affect visibility when entering or leaving my property.

I respectfully request that the Local Planning Authority confirms whether the position of Plots 1 and 2 has changed from the approved scheme and, if so, that Hertfordshire Highways confirms the amended layout continues to provide satisfactory visibility and safe operation for both the development and existing neighbouring accesses.

2. Parking Arrangement for Plot 1

I am satisfied that the proposal to remove the parking spaces for Plot one from the front of the plot (which in my opinion is unsafe from an access point having to reverse on and off a narrow road and cross a proposed public pathway to access parking) to the rear of the property however the revised parking arrangement serving Plot 1 has not been demonstrated to be practical or functional.

The application includes swept-path analysis for a refuse vehicle accessing the development. However, no equivalent assessment has been provided to demonstrate

that a standard passenger vehicle can safely and conveniently access the allocated parking serving Plot 1.

From the submitted plans it appears that vehicles may be required to undertake complex manoeuvres in order to access the parking area. It is also unclear whether this can be achieved without encroaching onto adjacent parking spaces or landscaped areas, particularly when neighbouring parking spaces are occupied.

The application therefore does not appear to demonstrate that the allocated parking for Plot 1 is independently usable in normal day-to-day circumstances which creates a highways and safety issue potentially with vehicles parking on the road and obstructing other properties and the entrance splay.

Taking into account the safety issues of parking at the front of Plot one and the impracticality of the proposed parking I ask the allocated parking bays for Plot one are relocated to the main parking area on the site (which I believe these proposals are to reduced the approved number of parking bays)

I respectfully request that the applicant provides swept-path analysis for a standard passenger vehicle together with confirmation that all allocated parking spaces remain fully usable when adjacent spaces are occupied.

3. Need for a Fresh Highway Assessment

As the original permission was granted despite a continuing objection from Hertfordshire Highways, I consider it essential that the Council does not simply rely upon the previous assessment where amendments to the approved layout are now proposed.

Any changes to the position of dwellings, parking arrangements, internal access or vehicle manoeuvring areas should be specifically reviewed by Hertfordshire Highways to confirm that the amended scheme continues to provide safe and suitable access.

4. Planning Balance

I appreciate that this application relates to amendments to an already approved development and that the principle of development has been established.

However, the Council must still be satisfied that the amended scheme remains acceptable in planning terms.

In my view, the submitted information does not adequately demonstrate that:

- the apparent repositioning of Plots 1 and 2 has no adverse effect on visibility from existing neighbouring accesses;
- the revised parking arrangement for Plot 1 is practical and independently usable;
- the amended layout maintains the same level of highway safety considered when the original application was determined.
- The plans submitted seem incongruent with the original plan of development that was approved, despite the ownership of land and boundary challenge made by

form of objection to the original planning application. As the applicant has changed the perimeter plans I believe this now is relevant and relates to the Section 73 application.

Conclusion

I respectfully request that the Local Planning Authority gives careful consideration to these matters before determining this application.

In particular, I ask that the Council:

- compares the approved and amended layouts to confirm whether the position of Plots 1 and 2 has changed and are within the applicants titled land perimeter.
- consults Hertfordshire Highways specifically on the amended layout and any implications for visibility and highway safety;
- requires the applicant to demonstrate that Plot 1's parking arrangement is fully functional through swept-path analysis for a standard passenger vehicle.
- satisfies itself that the amended scheme continues to provide safe, practical and policy-compliant parking and access arrangements.
- Compare the amended plan to the original plan to identify added areas and to ask the applicant to provide proof of actual ownership of land to the boundaries. One example being the inset boundary fence line running down Lower Road which would imply that the hedge to the roadside and grass verge are not part of the property but indeed owned by others.

I trust these comments will be taken into account when determining the application.

Yours faithfully,

Paul Wilkes

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