Mike Younghusband
Head of Highways Operations & Strategy
Hertfordshire County Council
Postal Point CHN203
County Hall
Pegs Lane
Hertford
SG13 8DN

**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: 18/01249/FP
HCC ref: NH/214/2018 (Amended)
HCC received: 09/07/2018
Area manager: Manjinder Sehmi
Case officer: Adam Whinnett

**Location**
16 Traherne Close
Hitchin
SG4 9DS

**Application type**
Full application

**Proposal**
Conversion of existing 2-bed annex into self-contained attached dwelling

**Amendment**
Tracking /Swept Path Analysis Plan submitted

**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. *Surface Water Drainage*

*No development shall commence until full details are submitted and approved in writing by the Local Planning Authority to demonstrate arrangements made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway. Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway*

2. *Pedestrian Visibility Splays*

*Before the accesses are first brought into use 0.65 metre x 0.65 metre pedestrian visibility splays shall be provided and permanently maintained each side of the accesses. They shall be measured from the point where the edges of the access way cross the highway boundary, 0.65 metres into the site and*

*0.65 metres along the highway boundary therefore forming a triangular visibility splay. Within which, there shall be no obstruction to visibility between 0.6 metres and 2.0 metres above the carriageway. Reason: To provide adequate visibility for drivers entering and leaving the site and in the interest of pedestrian safety.*

**HIGHWAY INFORMATIVES:**
HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:

*AN) Construction standards for new / altered 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 applicantâ€™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.*

*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*

*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*

**COMMENTS / ANALYSIS:**
The application comprises of the conversion of an existing annex to a self-contained attached dwelling at Traherne Close, Hitchin. Traherne Close is designated as an unclassified local access road, subject to a speed limit of 30mph and highway maintainable at public expense.

VEHICLE ACCESS:
There is an existing VXO/dropped kerb, which would provide access to the property and the annex (a hardstanding area with one parking space for each).

The location and vehicular to vehicular visibility from the widened access is considered to be acceptable when taking into consideration the speed of traffic and nature of the cul-de-sac road. The

VXO is proposed to be widened to on the north-west side which is considered to be acceptable and the arrangements would enable a full length car to park on the highway between 16 and 15 Traherne Close. The total VXO for both dwellings would need to be no greater than 7.2m to be in accordance with. The applicant will need to enter into a vehicle crossover *Roads in Hertfordshire: Highway Design Guide* agreement with HCC as Highway Authority in relation to the works required to widen to VXO - please see the above informative.

PARKING & MANOEVRABILITY:
Vehicles are unable to turn around and egress to the highway in forward gear but this is considered to be acceptable onto a local access road. HCC as Highway Authority considers that the level of parking (a driveway for each property) is acceptable. A tracking plan has been submitted showing the movement of vehicles into and out of the proposed driveways, the movements of which are acceptable.

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

DRAINAGE:
The proposed new driveways would need to make adequate provision for drainage on site to ensure that surface water does not discharge onto the highway. Surface water from both driveways would need be collected and disposed of on site in order for the proposals to be acceptable. Please see the enclosed condition.

EMERGENCY VEHICLE ACCESS:
The proposed dwelling is within the recommended emergency vehicle access of 45 metres from the highway to all parts of the buildings. 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*.

CONCLUSION:
The applicant will need to enter into a vehicle crossover agreement with HCC as the Highway Authority. HCC has no further objections or comments on highway grounds to the application, subject to the inclusion of the above planning conditions and informatives.

**Signed**

**Date** 11/07/2018