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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: 24/01924/FPH
HCC ref: NH/22445/2024
HCC received: 25 September 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

12 Bowlers End, Hitchin, Hertfordshire, SG5 2EA

Application type

Full Application

Proposal

Full Permission Householder : Single storey rear extension. Alterations to existing detached garage fenestration including insertion of rear juliet balcony's following removal of existing garage doors to facilitate conversion of garage to gym/study. Alterations to existing side garden to provide two parking spaces

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.

COMMENTS

The proposals are for Single storey rear extension. Alterations to existing detached garage fenestration including insertion of rear juliet balcony's following removal of existing garage doors to facilitate conversion of garage to gym/study. Alterations to existing side garden to provide two parking spaces. Bowlers End is located in a residential area.

The Highway Authority are limited in the extent to which it is able to comment, noting that Bowlers End is a privately maintained road, and therefore beyond the authority of the Highway Authority who

are responsible for all roads / footways / verges etc. that are considered maintainable at public expense (the public highway).

Policy Review:

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site no previous planning history.

DRAWINGS

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

654.001 LOCATION & SITE/BLOCK PLANS

654.002 EXISTING LAYOUTS

654.003 EXISTING GARAGE

654.004 ELEVATIONS 1 OF 2

654.005 ELEVATIONS 2 OF 2

654.PL.001 PROPOSED SITE/BLOCK PLAN & FLOOR PLANS

654.PL.002 PROPOSED ELEVATIONS

654.PL.003 PROPOSED GARAGE CONVERSION

PARKING

The application form under (Parking) states: Loss of parking spaces with the garage due to garage conversion. Creation of two new off street parking spaces from conversion of garden area to off street parking. Its unlikely this would affect the surrounding maintained highway network.

CONCLUSION

This level of development is unlikely to generate any extra movements which would impact the maintained surrounding highway network; therefore, the highway authority would not wish to restrict the grant of planning permission.

Signed

Paul Marshall

10 October 2024