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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: 25/00296/FPH
HCC ref: NH/23962/2025
HCC received: 18 February 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Home Farm Cottage , Putteridge Park, Luton, Hertfordshire, LU2 8LD

Application type

Full Application

Proposal

Full Permission Householder : Erection of detached timber framed double car port

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.

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.

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.

COMMENTS

The proposals are for the widening of existing vehicular access, replacement wooden gate and hardscaping works.

Context: High Street is a classified road (B1358) and provides a secondary distributor function in the road hierarchy. High Street is highway maintainable at public expense. A 30mph speed limit applies. On HCC's Place and Movement network High Street is classed as P2/M1 (E.g. Residential Street). No reportable highway accidents recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the PRow map) directly affects the site or would be affected by the proposal. The county council considers High Street to be a traffic sensitive road.

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]
- Cycle Infrastructure Design DfT Local Transport Note 1/20 (July 2020)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has no previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Design & Access Statement, Landscape Proposal - Driveway Entrance', drawing 20 614 PL01, and Supporting Statement.

PARKING

Drawing Ref (Home Farm Cottage) illustrates a car port measuring 5.99 x 6.00. The proposed garage is approximately 6m wide and 6m deep. This is in accordance with Place and Movement Planning Design Guide (adopted 2024). "The minimum internal garage dimensions for cars should be 6m x 3m (internal dimension) based on a large family car of 2m width and a minimum clearance of at least 0.5m each side required to open car doors on both the driver and passenger side and an average car length of about 4.5m." However, as this is a car port the dimensions do not have to be exact and would be suitable for parking of two cars.

ACCESS

The supporting Statement under heading: Proposed Driveway Entrance Changes states:

The proposal presented in this application seeks to obtain permission to amend the driveway entrance which would enable the following:

Remove the existing 5 bar style pedestrian gate and oak gatepost it is hung on.

Replace it with a new 5 bar style entrance gate (274.32 cm / 9 foot) such that the width of the driveway entrance is increased by 1.8 metre / 6 foot.

Remove 1.8 metre / 6 foot of the existing feather board fence to ensure space for the new 5 bar style entrance gate and oak gatepost.

A durable bound material (such as 3 courses of smooth grey granite setts – 200 x 100 x 100 mm to be installed in a stretcher bond pattern and pointed with mortar) would replace the existing concrete edge of Sells Close House's property and the new enlarged entranceway to prevent loose gravel from transitioning onto the pavement or highway.

The house name sign and post-box would also be relocated onto the remaining wooden feather board fence. This would result in the width of the driveway entrance to Sells Close House being increased from 3.5 metres to 5.3 metres.

The Highway Authority accepts the increased width of the gate would not require an extension of the existing dropped kerb, which is laid with granite sets. The granite sets also provide access to The Gables on the northern boundary of the site. It is also agreed the increased width of the gates will allow vehicles to enter in a more central position and slightly improving visibility.

It is further recognised that the introduction of pointed granite sets from the back edge of the footway into the access will help prevent material being dragged on to the highway.

VISIBILITY

In terms of visibility this is marginally improved by centralising the access. The height of the gate and fence will remain as existing.

EMERGENCY ACCESS

The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance with MfS 6.7.2)

CONCLUSION

HCC as Highway Authority has considered the proposal and concludes that it would not give rise to an unacceptable impact on the safety or operation of the surrounding highway. It raises no objections but recommends the inclusion of the above highway informative / advisory notes.

Signed
Paul Marshall

12 March 2025