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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: 24/02596/FP
HCC ref: NH/23479/2025
HCC received: 6 January 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Gun House , Gun Lane, Knebworth, Hertfordshire, SG3 6AU

Application type

Full Application

Proposal

Full Planning Permission : Side roof extension and insertion of rear dormer window and side rooflight to facilitate conversion of loft into one studio flat. Side covered cycle store

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 conditions:

CON1) Prior to the first commencement of the development hereby permitted, a plan for cycle storage is to be provided and be designed in line with design standards contained in Chapter 11 of the Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020). Prior to first occupation the approved design shall be fully implemented and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018)

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) 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.

AN) 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 Full Planning Permission: Side roof extension and insertion of rear dormer window and side rooflight to facilitate conversion of loft into one studio flat. Side covered cycle store. Gunn Lane maintainable by the highway authority and is unclassified and provides a local access function in the road hierarchy. The vehicle speeds past this site are limited to 30 mph. There have been no recorded accidents near the site in a rolling 5-year period.

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, May 2018]
- 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 previous planning history with 24/00194/FP

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: 1038/DR/101, 1038/EX/02, 1038/DR/102-3, 1038/EX/01, 1038/EX/03

SUSTAINABILITY

'Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020) recommends for cycle parking storage should be 2m (1.8m is acceptable) in length by 0.3m space between cycles. There should be parking for 1 cycle per dwelling. Outside cycle parking should be covered and lockable. The provision of well-located, safe and secure cycle parking for residents and visitors is a key factor in encouraging people to cycle as an alternative to using the private car. Drawing Allpark Semi Vertical bicycle rack illustrates a semi vertical cycle storage. These are appropriate at cycling hubs

and railway stations etc. The recommended storage should be horizontal to allow for people of varying ability. Please see condition 1 above.

PARKING

Drawing 1038/DR/103 illustrates two extra spaces at 2.5m x 4.8m. This does not follow HCC's Place & Movement Planning Design Guidance (adopted in March 2024) where the standard (accounting for larger vehicles) is 2.5 x 5.0. This again is for the LPA to determine being the Parking Authority

ACCESS

The site has a total of 7 parking spaces three at the front and four at the rear of the site. The application states there are 6 spaces. The LPA are the parking authority, and it is for them to review against its own standards.

VISIBILITY

The existing visibility splay is substandard as shown on drawing 1038/DR/103. The set back distance for a 30mph carriageway is 2.4m x 30m. The drawing also states the hedge will be trimmed back. It is not clear if the applicant owns the hedge. However, as Gunn Lane has a number of similar dwellings with a sub-standard visibility splay it would not be appropriate to refuse the application on this alone

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)

REFUSE / RECYCLING

The proposals for recycling bin storage must be in line with Manual for Streets MfS 6.8.9 residents should not be required to carry waste more than 30m and be within 25m of the kerbside/bin collection point.

CONSTRUCTION MANAGEMENT STATEMENT (CMS)

It is important that a CMS is provided considering the nature of Gunn Lane being narrow and with no parking between 10am and 11am. The statement must have or be shown as a drawing of the construction site and the dedicated areas within. These should include but not limited to, construction parking area, wheel washing, and storage area.

CONCLUSION

Should the LPA be minded to approve the application please note the above conditions and informatives. This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission.

Signed

Paul Marshall

14 January 2025