DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00232/FPH	New vehicular crossover to facilitate two parking spaces and turning area (as amplified by drawing 17591/101A and 102 received 03/04/2018).	59 High Street Codicote Hitchin Hertfordshire SG4 8XB

Submitted Plan Nos

OS 17591/100 17591/101A 17591/102

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 5 – Excluded Villages
Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017).**

T2 - Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 Application 17/01469/1HH: Planning permission granted for a two storey side extension and permission was refused for the proposed vehicular access.

3.0 **Representations**

3.1 **Local residents**
Mr Hodgins, The Old Vicarage, 2 Bury Lane
"The ability to actually use the space designated for two parking spaces is questionable given the reduction in width of the proposed space by the stepping back of the boundary wall by in excess of 2m to create a sight line. The safety issues connected with this application are best dealt with by the Highways Department however I would ask that the issue of parking be considered in the context of safety in that moving the boundary wall back will in effect create space to park on Bury Lane. Whilst that is not the intention of the application the creation of a safety hazard at the busiest road junction in Codicote will be the outcome. "

3.2 **Codicote Parish Council**
1st response: objection on the following grounds:
"The plan does not show the two storey side extension (planning permission 17/01469/1HH) which may affect the visibility. We are concerned about the height difference between the land and the road (Bury Lane) as an elevation plan has not been provided."

2nd response: no objection following site meeting with applicant, members of the parish council, Cllr Jane Gray and Adam Whinnett from Hertfordshire County Council Highways.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 59 High Street is a detached two storey cottage. It is unlisted but is located within the Codicote Conservation Area. The cottage fronts the High Street but the flank boundary fronts Bury Lane. A dilapidated single storey garage is located at the rear of the site.

4.2 **Proposal**

4.2.1 Proposed vehicular access onto/from Bury Lane. The works would involve the provision of a driveway, the re-positioning of the retaining wall and works to provide a 1/20 gradient from the back of the site to the highway.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The impact the proposed new access and associate works would have on the character and appearance of the Codicote Conservation Area.
--The impact that the proposed development would have on Highway Safety and car parking provision in the area.

4.3.2 Previous reason for refusal
The vehicular access proposed under application 17/01469/FPH was refused for the following two reasons:
--The lack of the required visibility due to the existing 1.8m fence;
--No turning area available within the site to allow vehicles to enter and leave in forward gear.

4.3.3 Impact on highway safety
Hertfordshire County Council Highways have been consulted on the proposal and are satisfied that the proposal would not have an adverse impact on highway safety. With regards to the previous reasons for refusal it is noted that the 1.8m high fencing no longer causes an obstruction whilst a suitable turning area is now proposed thereby allowing vehicles to enter and leave the site in forward gear.

4.3.4 Impact on the Codicote Conservation Area
Prior to the submission of this application the site has been cleared and a number of trees/shrubs have been removed leaving the site fairly exposed compared to the previous situation. However, once completed it is my view that the development would have an acceptable visual impact which would as a minimum preserve the character and appearance of the Codicote Conservation Area.

4.3.5 Car parking
The proposed development would not trigger the requirement for additional car parking to be provided within the application site.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED.**

5.0 **Recommendation**

5.1 That planning permission is **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission

   .Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.
   Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Prior to the first use of the proposed vehicular access hereby permitted, a visibility splay shall be provided in full accordance with the details indicated on the approved plan number 17591/101A. The splay shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.
   Reason: In the interests of highway safety.

4. Prior to the first use of the proposed vehicular access hereby permitted, the proposed turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
   Reason: To ensure the permanent availability of the parking /manoeuvring area, in the interests of highway safety.

5. The proposed retaining wall wil be re-built using salvaged bricks from the existing retaining wall. Samples of any further bricks that may be required are to be submitted and approved in writing by the Local Planning Authority before they are implemented on site.
   Reason: To ensure that the completed development would have an acceptable impact on the character and appearance of the area.

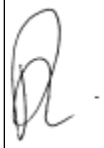
Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

Informatives:1) General works within the highway (s278) - construction standards AN) Construction standards for works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-

and-developer-information/development-management/highways-development-management.aspx or by telephoning 0300 1234047 2) 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. 3) 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.

Signed  Richard Tiffin Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 April 2018	