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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: 24/02737/FPH
HCC ref: NH/23806/2025
HCC received: 4 February 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Ravensburgh, Barton Road, Hexton, Hitchin, SG5 3JN

Application type

Full Application

Proposal

Full Permission Householder : Part two storey and part first floor front extension and single storey rear extension. Insertion of ground floor front window following removal of existing garage doors to facilitate conversion of garage into living room. Erection of detached double garage and installation of front hardstanding. Installation of replacement front entrance gates and 1.8m high wing walls

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 occupation of the development hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 6.0 metres from the edge of the highway.

Reason: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened and/or closed in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018) and P&MPDG Part 4 Chapter 18 (18.1)

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.

AN3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made-up carriageway, or any or other debris on a highway to the interruption of any highway user. 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 and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

AN4) Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

COMMENTS

Barton Road is a classified B656 local distributor road and is highway maintainable at public expense. A 40mph speed limit applies. on HCC's Place and Movement network, Bramble Close is classed as P1/M2 (e.g. Inter-urban Road). 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 Barton Road not to be a traffic sensitive road. No footways are present along the frontage of the site.

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 has no previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: MML/2024-01/05, MML/2024-01/11, MML/2024-01/06, MML/2024-01/08, MML/2024-01/10A, MML/2024-01/02, MML/2024-01/01, and MML/2024-01/04.

PARKING

The Highway Authority recognise the LPA is the parking authority. +There is ample space for vehicles to park within the grounds of the dwelling and to enter and exit in a forward gear. The proposed double garage as shown on drawing MML/2024-01/08 is approximately 5.2m wide and 5.6m deep. This is not in accordance with Place and Movement Planning Design Guide (adopted 2024). "The minimum internal garage dimensions for cars should be 6m x 3m therefore a double garage should be 6m x6m (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."

ACCESS

An existing access as shown on Drawing ref (MML/2024-01/10A) provides an acceptable form of vehicular access from the highway to the site. The HA has no further comments in this respect.

GATES

According to the Highways Place and Movement Planning and Design Guide. (P&MPDG), Part 4, Chapter 18, Section 18.1, the setback for garages and gated driveways (with all gates opening inwards) placed directly adjacent to the highway should be 6 meters from the edge of the highway. This setback is crucial to allow vehicles to pull off the carriageway, thereby preventing waiting vehicles from obstructing traffic flow. Drawing Reference MML/2024-01/11 provides a visual representation of this requirement, illustrating a setback distance of 6.2 meters. This illustration confirms compliance with the guidelines specified in the P&MPDG

VISIBILITY

The existing visibility is appropriate for the access. The gates are 1.8 meters high timber gates with 2 meters high piers, and 1.8 meters high wing walls. These structures will not obstruct the visibility splay, ensuring clear sightlines for vehicles entering and exiting the site.

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.

CONCLUSION

Should the Local Planning Authority (LPA) be minded to approve the application, please note the above condition and informatives. This level of development is unlikely to generate any additional movements that would 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

20 February 2025