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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: 24/01691/FP
HCC ref: NH/21975/2024
HCC received: 13 August 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land North East Of Dower House, Hitchin Road, Preston, Hertfordshire, SG4 7TZ

Application type

Full Application

Proposal

Full Planning Permission : Erection of one self-build detached 6-bed dwelling including parking and landscaping and rebuilding of brick boundary wall

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 recommends that permission be refused for the following reasons:

There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications for highway safety and convenience. Please see discussion below for reasons and

COMMENTS

The proposals are for Full Planning Permission: Erection of one self-build detached 6-bed dwelling including parking and landscaping and rebuilding of brick boundary wall. is 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 60 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 has previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Site Location, Plan Plans and elevations, and Design & Access Statement.

SUSTAINABILITY

The HA is viewing the development holistically, not on car ownership alone, whilst the development is accessible by car it is not accessible/sustainable by pedestrians and cyclists due to the site-specific highway conditions.

PARKING

Cycle

'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. This is easily provided considering the size of the dwelling and garage space.

Vehicle

The site has ample parking space for a number of vehicles. It is for the LPA as the parking authority to compare the quantum of parking against its own standards.

ACCESS

The access from Hitchin Road is existing. The site access spurs off from this onto the private access road approx. 6 meters in the site entrance via a gate. There are no footpaths fronting the site on Hitchin Road.

VISIBILITY

The D&A comments in section 6.264:

Vehicle to vehicle inter-visibility and pedestrian visibility is unaffected by the proposal. The present level of visibility from the existing access is acceptable and consistent with the accesses along this rural local access road and appropriate for the level of use it will receive and complies with "Sightlines at Junctions (Ref: Design Manual for Roads and Bridges Volume 6 (Road Geometry) Section 1 (Highway Link Design) Table 2." The proposal for one new dwelling would not have a significant effect on the local road network. The above reflects the comments of the local Highway Authority in relation to the (Safe and Sustainable Transport) of the Preston Neighbourhood Plan, having regard to the advice in the NPPF.

The application was subject to a Pre-Application in February of this year. The advice from the Highway Authority was as follows:

As Preston Road / Hitchin Road is a 60mph carriageway a visibility splay of 2.4 x 215 meters would need to be demonstrated. It is likely a speed survey would reduce this depending on the 85th percentile.

As no visibility splays have been provided the applicant should provide the speed survey demonstrating the 85th percentile as the visibility does conform to DMRB standards which require 2.4 x 215m for a posted speed limit of 60mph. (See DMRB CD109 Table 2.10)

EMERGENCY ACCESS

The applicant should demonstrate how a fire service vehicle can access the site via the gate. This should take the form of a swept path analysis. All parts of the building must be accessed within 45 meters from the public highway (As required in accordance with MfS 6.7.2)

I have sent the application for the Fire Service to review, they will reply directly to the LPA.

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 (CMP)

It is important that a CMP is provided considering the nature of the access and the narrowness of Hitchin Road. 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. This can be by condition.

CONCLUSION

The Highway Authority are not opposed in principle to the development. However, a visibility splay must be provided. Until the visibility splay is provided the Highway Authority are unable to grant planning permission at this time.

Signed

Paul Marshall

30 August 2024