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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: 24/02446/FP
HCC ref: NH/23179/2024
HCC received: 3 December 2024
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Marshfield Barn , New Inn Road, Hinxworth, Hertfordshire, SG7 5HB

Application type

Full Application

Proposal

Full Planning Permission : Single storey rear extension, replace existing barn roof and insertion of fenestration to facilitate conversion of barn into one 4-bed dwelling including associated parking and landscaping

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.

INFORMATIVES:

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.

AN) 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.

COMMENTS:

Key policy documents used to assess this planning application are.

1. National Planning Policy Framework (Dec 2023).
2. Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
3. HCC's Place & Movement Planning Design Guidance adopted in March 2024
4. Manual For Street (MfS1 2007)
5. North Herts Local Planning policy [2011-2031]

The proposal is for single storey rear extension, replace existing barn roof and insertion of fenestration to facilitate conversion of barn into one 4-bed dwelling including associated parking and landscaping.

The location plan (Ref- 01, Rev-A) indicates that the application site can be accessed via an existing access off New Inn Road. The application form confirms that no changes are proposed to this access.

In terms of on-site parking, the daring (Ref- 29) indicates that four onsite parking spaces would be provided which is satisfactory in the context of current NHC's parking standards.

A provision for refuse bin collection must be provided in line with the Manual for Streets MfS 6.8.9 which says that residents should not be required to carry waste more than 30m and be within 25m of the kerbside/bin collection point.

The highway authority accepts that the proposed conversion of the existing barn will not generate significant number of trips in the vicinity which may have material impacts on the local highway network.

In summary, the application site is located remotely and would be accessible by cars only that is something that the LPA will need to consider. However, due to scale of the development the highway would not raise objection to proposal.

Signed

Shamsul Huda

13 December 2024