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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning

St Albans City & District Council
St Peters Street
St Albans
Hertfordshire
AL1 3JE

District ref: S62A/2024/0046
HCC ref: SA/21602/2024
HCC received: 10 July 2024
Area manager: Rosemary Chatindo
Case officer: William Rogers

Location

9a/9b Rosebery Avenue, Harpenden, AL5 2QT

Application type

Full Application

Proposal

Town and Country Planning Act 1990 (Section 62A Applications)
Application for Planning permission for Demolition of existing dwellings and construction of a replacement five bedroom house including attic accommodation & soft 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 subject to the following conditions:

COND1) Provision of Pedestrian Visibility Splays

Prior to the first occupation of the development hereby permitted 0.65 x 0.65 metre pedestrian visibility splays shall thereafter be retained at all times to each side of the access. They shall be measured from the point where the edges of the access way cross the highway boundary, 0.65 metres into the site and 0.65 metres along the highway boundary therefore forming a triangular visibility splay. Within which, there shall be no obstruction to visibility between 0.6 metres and 2.0 metres above the carriageway.

Reason: To ensure construction of a satisfactory development and in the interests of highway pedestrian safety in accordance with Policies 5 and 7 of Hertfordshire's Local Transport Plan (adopted 2018).

INFORMATIVES

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) / highway informative 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

Context: Rosebery Avenue is an unclassified local access road and is highway maintainable at public expense. A 30mph speed limit applies, on HCC's Place and Movement network, Rosebery Avenue is classed as P2/M1 (Eg. Residential Street). No reportable highway collisions recorded within the vicinity of the application site (5-year rolling). No Public Right of Way (on the PRow map) directly affects the site or would be affected by the proposal. The county council considers Rosebery Avenue not to be a traffic sensitive road. A footway is located across the front, and to the side, of the site.

Proposed Development: Involves the demolition of existing dwellings and construction of a replacement five bedroom house including attic accommodation & soft landscaping.

Access: An existing dropped kerb and vehicle crossover provides for vehicular access from the highway to the frontage of the site. The application form states that no new or altered vehicular or pedestrian access is proposed to or from the public highway. New side and front boundary treatments are proposed, a condition is recommended to safeguard pedestrian visibility.

Trip Generation: The additional habitable space to be created as a result / nature of the proposed development is unlikely to result in an increase in additional vehicle trips to and from the site. No significant, or severe, impact on the transport network is identified.

Parking: The LPA shall be responsible for assessing the proposed development against local parking standards and to satisfy for itself that any level of parking it requires can be achieved within the boundary of the site and not overhang the highway, including the highway footway / grass verge / vehicle crossover. A hard-surfaced driveway would make provision for on-site parking spaces.

Accessibility: A footway is located to the front and side of the application site, providing pedestrian access to the local area and amenities on Luton Road. Harpenden Town Centre is approximately 650m to the east of the site. Several bus stops are located within a short walk from the site (Luton Road) with both northbound and southbound services. Harpenden Train Station is approximately 1.1km to the southeast of the site (approximately 16-minute walk)

Surface Water Flood Risk to the highway: The transport network needs to be resilient to the risks from the impacts of climate change, including changing weather patterns and extreme events. Policy 5 and of the Hertfordshire Local Transport Plan (LTP4) seek to secure developer mitigation measures to limit the impacts of development on the network. HCC's Place and Movement Planning Design Guide, states that water from areas that are not adoptable highway must not be allowed to run onto areas of adopted highway. The Government's flood risk maps for planning indicate parts of the nearby highway carriageway to be at low risk of surface water flooding:
<https://flood-map-for-planning.service.gov.uk/>

The application indicates that surface water will be discharged by way of a soakaway, an informative is recommended on this respect (AN4).

Emergency Vehicle Access: Consistent with the National Planning Policy Framework (2023), paragraph 116 (d), applications for development should allow for access by emergency vehicles. Guidance is set out in Manual for Streets (MfS) (6.7.2). Requirements are set out in the Building Regulations: Fire Safety Approved Document B, Vol 1, Dwellings, 2010 (as subsequently amended). Access for a pumping appliance should be provided to within 45m of a single dwelling house (and within 45m of all points within the dwelling house). As far as it can be reasonably ascertained from submitted plans, the proposed development would be within the recommended emergency vehicle access distance from the highway.

Access for Waste Collection Vehicles: The proposal will not affect existing access arrangements for kerbside collection.

CONCLUSION: HCC as Highway Authority has considered the proposal and concludes that it would not give rise to an unacceptable impact on the safety or operation of the surrounding highway. It raises no objections but recommends the inclusion of the above highway condition and informatives / advisory notes.

Signed
William Rogers

15 July 2024