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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/2024/0054
HCC ref: SA/22197/2024
HCC received: 5 September 2024
Area manager: Rosemary Chatindo
Case officer: David Bottoms

Location

38 Briar Road, St Albans, AL4 9TL

Application type

Full Application (S62A).

Proposal

Application for Planning Permission for Part demolition of existing two storey extension to 38 Briar Road, St Albans and creation of new building plot adjacent. Creation of new 3 bedroom two storey dwelling & new pedestrian crossover.

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:

CONDITION

1. No development shall commence until a **Construction Method Statement** has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Statement: The Construction Method Statement shall include details of:

- a) methods for accessing the site, including construction vehicle numbers, type and routing
- b) associated parking areas and storage of materials clear of the public highway;
- c) timing of construction activities (including delivery times and removal of waste) and to avoid network peak and school times
- d) cleaning of site entrance and the adjacent public highway.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

2. Prior to construction of the development, cross sectional details of the pedestrian access eg. levels, steps, gradient etc. including and adjacent to the public footpath shall be agreed with the Local Planning Authority in consultation with the Highway Authority.

Reason: To maintain accessibility for all and to minimise the impact of such works on the public highway footpath.

INFORMATIVE

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) Extent of Highway: Information on obtaining the extent of public highway around the site can be obtained from the HCC website:
www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx

AN2) 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.

AN3) 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.

COMMENTS

Accessibility/Sustainability

The site is in a generally accessible/sustainable area in an established residential location.

Policy 5 of Hertfordshire's Local Transport Plan seeks to ensure that access arrangements are safe and suitable for all people, built to an adequate standard, adhere to the county council's Highway Design Standards, and reflect the LTP Transport User Hierarchy.

LTP4 Policy states that the number of crossovers should be kept to a minimum to reduce conflict with and discomfort for footway users. The length & widths of drives and lengths of dropped kerbs should be sufficient to allow vehicles to manoeuvre into and out of the property but unnecessarily long crossovers should be avoided to minimise inconvenience to pedestrians.

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/transport-planning/local-transport-plan.aspx>

Access

The site is located on the corner of a junction of unclassified roads, Briar Road and Ardens Way and a highways grass verge and footpath surround the site. Vehicle speeds are limited to 30mph. On HCC's Place and Movement network, both roads are classed as P2/M1 (Residential Street). There have been no recorded injury accidents in a rolling 5-year period and pedestrian flows are low. This road is not traffic sensitive and on street LPA controlled permit holders parking is not evident.

Vehicular access for the new dwelling will take place from Briar Road and will share the existing vxo drop kerb access with No. 38. The reason for recommended **Condition 1** (construction method statement) is that Briar Road connects to a footpath to Villers Crescent, to the East, for pedestrian connectivity to St John Fisher Primary School off Hazelmere Road, to the West and is for the safety of pedestrians in this area.

Pedestrian Access

Technical Approval Authority (TAA) is required by Highways for the pedestrian access off Ardens Way. This access is noted to be a 'crossover' on drg.No. BRD/2024/01. Also, the 'Location plan' indicates an extension of the red line drawing over the public footpath. All pedestrian access alterations are required to take place within the curtilage of the site and the public footpath shall remain unaffected. **Condition 2** is recommended in this case for the avoidance of doubt.

(The applicant shall note that two dropped kerb accesses, per dwelling, are not allowed, Ref:- Vehicle Crossover (VxO) Policy).

The applicant can refer to **Highways Drop Kerb Policy Version 4 – 20 May 2024-**

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx>

and, **Highways Development Management | Hertfordshire County Council**

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

Highway Boundary Informative. The applicant must ensure the highway boundary is retained and not built on or altered. See informative **AN1 for details**. Plans are available from:-

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx>

A charge is made for the supply of such plans.

Highways Trees, These are observed to be in the highways verge and to remain unaffected. Trees are also within the site.

Visibility

We always consider the visibility at the point of access to ensure that pedestrians and vehicles can be clearly seen when entering or exiting the property and to be in accordance with 'Manual for Streets (MfS)' (Manual for Streets 7.1) and Hertfordshire's Place & Movement Planning and Design Guidance. (Part 4).

The vehicle access will be shared and is acceptable to highways and in accordance with the above highway guidance & policy.

Pedestrian visibility is acceptable.

MfS may be downloaded from the following website:

<http://www.communities.gov.uk/publications/planningandbuilding/manualforstreets>

Parking

Any surfacing arrangement should be in accordance with DCLG guidance on the permeable surfacing of front gardens and shall be surfaced to LPA approved durable bound material.

Off street parking will be available to both dwellings, two driveway spaces for and a garage for No. 38 and two driveway spaces for the proposed dwelling

Cycle storage is a consideration and Electric Vehicle charging points are required for new dwellings. Any nearby highway parking restrictions will apply to all. Parking levels to LPA requirements. Traffic generation is not considered to be significant.

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

As existing and acceptable to highways. To LPA requirements.

Right Of Way

There are not any ROW footpaths in the area that the proposals will directly affect.

Conclusion

This application for a proposed dwelling is acceptable in a highway's context.

There are no highways issues associated with this proposal that are of significant concern and no objection is raised by the highway authority subject to recommended conditions and informative that the applicant is required to carry out.

Signed

David Bottoms

11 September 2024