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

Director of Planning

Stevenage Borough Council
Daneshill House
Danestrete
Stevenage
Hertfordshire
SG1 1HN

District ref: 21/00014/FP
HCC ref: SV/5246/2021
HCC received: 13 January 2021
Area manager: Matthew Armstrong
Case officer: Paul Marshall

Location

14 PENN ROAD STEVENAGE SG1 1HY

Application type

Full Application

Proposal

Conversion of existing 4 bed dwelling into 2no. 2 bed flats

Decision

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority recommends that permission be refused for the following reasons:

The Highway Authority is unable to extend the grant of planning permission for the following reasons:

- a) Inadequate parking area
- b) Lack of provision for cycle parking

COMMENTS

The proposals are for the Conversion of existing 4 bed dwelling into 2no. 2 bed flats. The site is on the corner of Penn Road and Fox Road both of which are maintainable by the highway authority and are unclassified and provide a local access function in the road hierarchy. The vehicle speeds past this site are limited to 30 mph. There have been no recorded accidents in a rolling 5-year period.

PLANNING HISTORY

The application site has no previous planning histories

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers MMEC-14OR-PA01-2 and Design & Access Statement

PARKING

The proposal is for 4 parking spaces, SBC residential parking standards recommend 1.5 spaces per 2-bedroom dwelling. It is down to the parking authority to determine if this is acceptable. The parking area is approx. 9.5 x 6.5m which if 4 vehicles were parked at one time, occupants of both flats would likely need to agree how vehicles are parked e.g. if 4 vehicles were parked how does the 4th vehicle nearest Fox Road manoeuvre out. It is my opinion that this is not workable, and that parking area is inadequate for safely parking of 4 vehicles.

ACCESS

No new access is proposed however, the parking area is to be block paved.

SUSTAINABILITY

'Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020) recommends there should be parking for 2 cycles per dwelling (1 is acceptable). Outside cycle parking should be covered and lockable. This is not currently demonstrated in the proposals and furthermore, is contrary to LTP4 which states: Hertfordshire County Councils Local Transport Plan (LTP) 4 policy 5, is to "ensure the location and design of proposals reflect the LTP Transport User Hierarchy and encourage movement by sustainable transport modes".

VISIBILITY

The location and vehicular to vehicular visibility from the existing access is considered to be acceptable and in accordance with 'Manual for Streets (MfS)' and 'Roads in Hertfordshire: A Design Guide'

EMERGENCY ACCESS

The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance to MfS 6.7.2)

REFUSE / RECYCLING

The proposals for recycling bin storage are in line with Manual for Streets MfS 6.8.9 residents should not be required to carry waste more than 30m

CONCLUSION

Due to the lack of demonstrated cycle parking and inadequate space to realistically park 4 vehicles the Highway Authority is unable to extend the grant of planning permission at this time.

Signed

Paul Marshall

25 January 2021