

Rachel,

Sorry, I didn't detail the previous applications:

I processed and approved application : 4/00537/18/FUL

Description: Extension and alteration of existing building including the insertion of two roof dormers and fenestration.

However, it was not obvious that the building was to be converted into a dwelling; the application indicated that the building was/would be used for storage and, unfortunately, I was not aware of the history at the site..

4/00049/18/FUL was processed by a different officer, who approved the conversion to a dwelling without taking account of the points below.

Kind Regards,

Valerie Spiers

Development Officer,

From: Valerie Spiers

Sent: 19 February 2019 11:23

To: 'Rachel Marber'

Subject: RE: Planning application 4/03260/18/FUL - Former Telephone Repeater Station, Dudswell Lane

Rachel, hi,

I have spoken to the officer who responded to the previous application and established that the following points were not taken account of:

1. Intensification of use on a busy "A" classified principal road, Tring Road, compared to a disused telephone repeater station, which would only have had a few maintenance visits per year when it was in use.
2. Proximity of the existing disused vx0 to the junction of Dudswell Lane with Tring Road, a busy "A" classified principal road.
3. Location of the vx0 on a busy A classified principal road, with lack of turning space on site to allow vehicles to enter and leave the highway in forward gear. Any vehicle using this access would need manoeuvre in the main road to reverse into it, or reverse out of it into oncoming traffic on the main road, which is contrary to Roads in Herts.
4. There are other developments proposed in very close proximity to this site and the daily use of this vx0 on the "A" classified road would introduce an additional potential point of conflict.
5. The site is immediately proximate to the existing access to the sports ground and nursery. Relocating the parking space to be at right angles to the site, with an access in the lane would remove all the objections above and also provide the required space for vehicles to manoeuvre in order to enter and leave the highway in forward gear.

For these reasons I would not be reviewing my decision.

Kind Regards,

Valerie Spiers
Development Officer,
Development Management,

From: Rachel Marber
Sent: 13 February 2019 11:38
To: Valerie Spiers
Subject: RE: Planning application 4/03260/18/FUL - Former Telephone Repeater Station, Dudswell Lane

Dear Valerie,

This application is a re-submission of applications ref: 4/00537/18/FUL and 4/00049/18/FUL for which Highways raised no objection. Please may you review?

Thanks,

Rachel

From:

Sent: 04 February 2019 10:39

To: Rachel Marber <Rachel.Marber@dacorum.gov.uk>

Subject: Planning application 4/03260/18/FUL - Former Telephone Repeater Station, Dudswell Lane

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

District ref: 4/03260/18/FUL

HCC ref: DA/29/2019

HCC received: 16/01/2019

Area manager: Manjinder Sehmi

Case officer: Valerie Spiers

Location

Former Telephone Repeater Station, Dudswell Lane

Dudswell

HP4 3TF

Application type

Full application

Proposal

Extension and alteration to existing building including the insertion of two roof dormers and fenestration. Change of use to a 1-bed dwelling. (amended scheme).

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:

Hertfordshire County Council (HCC) recommends refusal of the proposed development.

COMMENTS

This application is for Extension and alteration to existing building including the insertion of two roof dormers and fenestration. Change of use to a 1-bed dwelling. (amended scheme).

The site is located at the junction of Dudswell Lane, an unclassified local access road, with Tring Road, a busy "A" classified Principal Road, the A4251, with a speed limit of 30mph in the local vicinity and adjacent to a private driveway leading to the car park for the nursery and sports facilities.

A site visit was conducted on 29-01-2019.

REASON FOR REFUSAL

The reasons for refusal are as follows:

The Gazetteer shows that Tring Road is an "A" classified Principal Road with a 30mph speed limit, while Dudswell Lane is an unclassified local access road. The proposal would cause a point of conflict with other users of the highway, including vehicles, pedestrians and vulnerable users.

1. Drawings "Plan Existing" and "Plan Proposals" fail to show that the crossover is more than 15m from the nearest junction as recommended in HCC's Residential Dropped Kerbs; Terms and Conditions.

Although there is an existing parking space on site, it has not been used in many years, as the parking space is overgrown and in a bad state of repair. In addition, there are street furniture and trees compromising the visibility. The intensification of use for a one bed dwelling, with potentially two trips per day, compared to that for maintenance of a telephone repeater station, or storage, as is the stated use in the D&A statement for the 1990s, is unacceptable in Highway Terms.

The site visit also confirmed that the crossover as shown in the drawings "Plan Existing" and "Plan Proposals", is not constructed to current HCC standards and is unacceptable for any intensification of use in Highway terms.

The link below refers:

<https://www.hertfordshire.gov.uk/media-library/documents/highways/dropped-kerb-terms-and-conditions.pdf>

2. The same drawings also indicate that while a vehicle is able to enter the site in forward gear, it will have to reverse to exit the site, since there is no available turning space on site. This would involve reversing into Tring Road, which is a busy A road and is against the regulations set out in:

Roads in Hertfordshire: Highway Design Guide 3rd Edition, Section 2: Highway Layout and Strategies, Chapter 9: Permitted Road Connections and Frontage Access Table 2.9.1.1

Which states that from a minor to a major road, Vehicles should be able to enter/leave the highway in forward gear.

The link below refers:

<https://www.hertfordshire.gov.uk/media-library/documents/highways/development-management/section-2-highway-layout-and-strategies-highways-design-guide.pdf>

3. However, the applicant should be advised that if they were to construct a new access from the driveway to the NW side of the property, which is already used by vehicles connected with the local sports club and the nursery and has an egress/ingress on Dudswell Lane which appears to operate without any Highway issues, this would enable vehicles for the proposed property to enter and leave the adjacent highway in forward gear and would be acceptable to

HCC as Highway Authority. A new parking space would also need to be constructed, perpendicular to the proposed dwelling and any access to the SE boundary of the site made good.

CONCLUSION:

HCC as Highway Authority recommends that this application be refused for the reasons given above.

Valerie Spiers