

**4/00448/16/FHA - DROPPED KERB. CROSSOVER TO COUNCIL GRASS LAND TO PROPERTY BOUNDARY. CREATION OF A SINGLE CAR HARD STANDING TO THE FRONT OF THE PROPERTY..
2 RECTORY LANE, KINGS LANGLEY, WD4 8EY.
APPLICANT: MR & MRS GOMME.**

[Case Officer - Elspeth Palmer]

Summary

The application is recommended for approval as the proposal will not result in a loss of amenity and will comply with highway safety policies.

Site Description

The site lies on the eastern side of Rectory Lane at the intersection with Chantry Close in a residential area of Kings Langley. The site comprises a two storey detached dwelling set back from the road.

Proposal

The proposal involves a dropped kerb, cross over to Council grass land to the property boundary, creation of a single car hardstanding to the front of the property and steps. The proposal will follow the natural slope of the land and not require any excavation.

Referral to Committee

The application is referred to the Development Control Committee due to the site including land owned by Dacorum Borough Council.

Planning History

4/01026/06/FH TWO STOREY SIDE EXTENSION
A

Granted
04/07/2006

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

NP1 - Supporting Development
CS4 - The Towns and Large Villages
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS25 - Landscape Character

Saved Policies of the Dacorum Borough Local Plan

Policy 13

Summary of Representations

Kings Langley Parish Council

The Parish Council have no objection.

Hertfordshire Highways

Original comments received from Highways objected to this proposal on the grounds of insufficient information and impact on the amenity land.

After further consideration Highways amended their recommendation to that outlined below:

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 does not wish to restrict the grant of permission.

Further to our recent correspondences on the above matter the recommendation is changed to grant subject to the advisory note

AN3. Where works are required within the public highway to facilitate access, the highway authority require the construction of such works to be undertaken to their specification and by a contractor who is authorised to work in the public highway. In relation to the crossover the applicant is advised to see the attached website.

Vehicle crossover guidance

<http://www.hertsdirect.org/docs/pdf/d/vxo.pdf>

and to apply for vehicle crossover

<http://www.hertsdirect.org/services/transtreets/highways/hnonlineservices/vxo/>

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

No objections received.

Considerations

Policy and Principle

Policy CS11: Quality of Neighbourhood Design states that within settlements and neighbourhoods development should preserve attractive streetscapes and avoid large areas dominated by car parking.

Policy CS12: Quality of Site Design states that on each site development should provide a safe and satisfactory means of access for all users, integrate with streetscape character and retain important trees.

Impact on Street Scene

The proposal will be in character with the street scene as there are many dwellings

with cross overs and off street parking along the lane. The immediate neighbour No.4 Rectory Lane has an identical cross over.

Impact on Trees and Landscaping

There are no significant trees in proximity to the proposal.

Impact on Highway Safety

Hertfordshire Highways have no objection to the proposal subject to the approval containing the advisory note listed above.

Impact on Neighbours

The proposal will not have a detrimental impact on neighbours.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

Site Location Plan
Sketch showing proposal PP Ref:- 04853717

Reason: For the avoidance of doubt and in the interests of proper planning and to comply with CS 11 and 12.

Article 35 Statement

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

Informatives:

Highways Informative:

AN3. Where works are required within the public highway to facilitate access, the highway authority require the construction of such works to be undertaken

to their specification and by a contractor who is authorised to work in the public highway. In relation to the crossover the applicant is advised to see the attached website.

Vehicle crossover guidance

<http://www.hertsdirect.org/docs/pdf/d/vxo.pdf>

and to apply for vehicle crossover

<http://www.hertsdirect.org/services/transtreets/highways/honlineservices/vxo/>