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

Director of Planning

North Hertfordshire Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

District ref: 26/01890/FPH
HCC ref: NH/30344/2026
HCC received: 7 September 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

15 The Finches, Hitchin, Hertfordshire, SG4 9PB

Application type

Full Application

Proposal

Full Permission Householder : Single storey front and side extensions. Insertion of side box dormer and 4 no. rooflights to facilitate onversion of loft into habitable accommodation. Addition of solar panel array onto proposed side dormer flat roof and reposition of existing solar panels. Alterations to fenestration and removal of chimney. Repositioning and replacement of boundary fence alongside boundary and reinstatement of existing rear access to provide off-street parking space

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 recommends that permission be refused for the following reasons:

The proposed development, by virtue of the encroachment of the side extension and relocated boundary treatment onto adopted highway land, would result in the loss of public highway verge and prejudice the Highway Authority's ability to retain, maintain, improve and manage the highway network. The proposal is therefore contrary to:

- Policy 1 (A Connected Hertfordshire) of the Hertfordshire Local Transport Plan 4 (LTP4), which seeks to protect and manage the highway network and associated highway land for current and future transport needs;
- Policy 5 (A Transport System that is Safe and Secure) of Hertfordshire Local Transport Plan 4, which seeks to ensure that development does not adversely affect the safe and efficient operation, management and maintenance of the highway network;

- The transport-related National Decision-Making Policies within the National Planning Policy Framework (August 2026) which require development to protect the operation, management and function of the transport network and ensure development does not compromise existing transport infrastructure or highway land; and

HIGHWAY COMMENTS:

The Highway Authority has considered the planning application for the proposed single-storey front and side extensions, loft conversion with side dormer and rooflights, installation and relocation of solar panels, alterations to fenestration, removal of chimney, restoration of boundary fencing, and reinstatement of the existing rear access to provide off-street parking.

The Highway Authority notes that the site benefits from an existing lawful vehicular access (vehicular crossover) onto The Finches. Whilst this access is currently not in use, its reinstatement to serve off-street parking is acceptable in principle and would not, in itself, result in a material adverse impact on highway safety or operation.

However, the submitted proposed block plan (Drawing Ref-1729-G2-P001) indicates that the proposed single-storey side extension and the relocation of the western boundary fence would extend into and encroach upon land that forms part of the adopted public highway verge. The proposal would therefore result in the permanent loss of highway land and highway verge maintained at public expense.

Signed

Shamsul Huda

28 September 2026