



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 25/00093/FPH
HCC ref: NH/23727/2025
HCC received: 28 January 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

32 Orchard Close, St Ippolyts, Hitchin, Hertfordshire, SG4 7RH

Application type

Full Application

Proposal

Full Permission Householder : Provision of vehicular access to property via dropped kerb and vehicle crossover. Part one storey, part two storey rear extension following demolition of existing rear conservatory and erection of single storey side shed; first floor front extension over existing porch. Alterations to existing patio and erection of timber side elevations boundary fence

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:

Before the commencement of development, unless otherwise agreed in writing by the Local Planning Authority, details of vehicle access with pedestrian visibility splays shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of a vehicle access which is safe, suitable, and sustainable for all highway users.

The gradient of the vehicular access shall be level with the public highway (or not exceed 1:20) including internal footways.

Reason: To ensure construction of a satisfactory access and in the interests of highway safety and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

Prior to the first occupation/use of the development hereby permitted the vehicular access with pedestrian visibility splays shall be installed in accordance with the approved detailed plans and thereafter retained and maintained at all times at the position shown. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

ADVISORY NOTE

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1) 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.

AN2) 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.

AN3) New or amended vehicle crossover access (section 184): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration.

Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

AN5) Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

Highways comments:

From the plans submitted the proposal involves the provision of a new vehicular access.

The proposed car parking provision is the responsibility of the LPA to determine the level and suitability of the car parking proposals, however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of the HCC HA.

The site has no existing on-site car parking and the only option the development has for car parking is on the front forecourt accessed off Orchard Close which is a dead end road, given the site specific conditions the proposed vehicular access is not expected to have any significant impact on the operation and safety of the highway network.

However, there are some aspects that the applicant needs to be provisioned as listed below:

The gradient of the driveway/access road should be level with the public highway for at least 5m back from the back of the footway. Alternatively, a gradient no greater than 1:20 within the first 5m from the highway is required.

For pedestrian safety reasons, at all new vehicle accesses, it is necessary to maintain within the site triangular areas known as pedestrian visibility splays measuring 0.65m by 0.65m, with no obstruction to visibility between 0.6m and 2m above the carriageway, on both sides of where the vehicle accesses meet the back edge of the footway, within which unobstructed visibility is available for drivers to see and be seen by pedestrians on a footway to avoid a potential hazard in time. The splays must be wholly within the site's curtilage.

Electric car charging facility to be provided should be within a certain distance from a vehicle (maximum length of charging cable), there would appear to be some distance between the charging point located on the side of the house and the parking forecourt, the applicant should check with the appropriate installer.

The HA believes that there is sufficient scope for the applicant to satisfactorily address the above requirement and therefore could be conditioned.

Recommendation:

Subject to the following condition there are no objections:

Signed

Senober Khan

18 February 2025