



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: 25/02712/FPH
HCC ref: NH/27059/2025
HCC received: 4 November 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

2 The Meads, Letchworth Garden City, Hertfordshire, SG6 3SE

Application type

Full Application

Proposal

Full Permission Householder : Single storey rear extension, alterations to existing side store to include raising existing roof, insertion of rooflights to existing rear and side elevation roofslopes and alterations to existing fenestration. Provision of vehicular access via dropped kerb and vehicle crossover

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 Highway Authority recommends that this application be refused, as it does not comply with Hertfordshire County Council's Residential Dropped Kerb Policy.

Under this policy, specific requirements must be met for the provision of vehicular access via a dropped kerb and vehicle crossover. One of the key requirements is that the depth of the driveway or hardstanding must be a minimum of 5 metres. This standard ensures that vehicles can be parked without overhanging the pavement, which is essential for pedestrian safety and maintaining clear access.

However, the submitted plans (Drawing Ref: 1582:01D) indicate that the maximum depth from the back edge of the dwelling to the front boundary is only between 2.8 metres and 3.4 metres. This falls significantly short of the required 5 metres. As a result, any vehicle attempting to park would

inevitably encroach onto the footway and require driving over a standard kerb, creating a potential hazard for pedestrians and compromising the integrity of the highway.

For these reasons, the Highway Authority is unable to support the application and therefore recommends that planning permission be refused

Signed

Paul Marshall

19 November 2025