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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: 25/02950/FP
HCC ref: NH/27418/2025
HCC received: 17 December 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Everglades, Maiden Street, Weston, Hitchin, SG4 7AA

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Erection of detached self-build bungalow with integral garage, to include associated parking and boundary fencing following demolition of existing storage buildings and garage

Recommendation

OTHER

Highway Authority Comments

The Highway Authority previously reviewed this application and requested the following information:

1. Position of the proposed dwelling in relation to existing and proposed features.
2. Provision for cycle and vehicle parking.
3. Location of the recycling bin enclosure and garage.
4. Existing widths of the driveway and parking areas.

Detailed Observations

- Item 1: The Fire Service may need to provide input, considering hose length requirements (45m) and the maximum reversing distance of 20m.

- Item 2: The proposed cycle storage complies with the Cycle Infrastructure Design Guidance (Department for Transport, Local Transport Note, July 2020).
- Item 3: Recycling bin storage must meet the standards set out in Manual for Streets (MfS 6.8.9), which state that residents should not carry waste more than 30m and storage should be within 25m of the kerbside/bin collection point. The Local Planning Authority (LPA) should review this aspect.
- Item 4: The current driveway width does not allow two vehicles to pass. A passing bay may be required; however, this decision rests with the LPA.

Review

The site is accessed via a spur (private access road) off Maiden Street, within a residential area. The Highway Authority's ability to comment is limited because the access road is privately maintained and therefore outside its jurisdiction. The Highway Authority is responsible only for roads, footways, verges, and associated infrastructure that are maintainable at public expense (the public highway).

Explanation:

As the access road is privately maintained, the Highway Authority cannot impose or enforce design standards, maintenance obligations, or improvement works on this section. Responsibility for upkeep and any necessary works lies with the landowner or management company.

Conclusion

The above recommendations are provided for the Local Planning Authority's consideration. The Highway Authority does not wish to comment further.

Signed

Paul Marshall

7 January 2026