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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: 25/02708/FP
HCC ref: NH/27157/2025
HCC received: 13 November 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

School House , School Lane, Offley, Hertfordshire, SG5 3AT

Application type

Full Application

Proposal

Full Planning Permission : Erection of two 3- bedroom dwellings and one 1- bedroom dwelling including 5 parking spaces and alterations to existing vehicular access off School Lane.

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 has reviewed drawings Ref-(7361_00 Rev E) Location Plan and Ref-(7362_01 Rev PD) Proposed Block Plan.

Planning Comment – Discrepancy Between Submitted Drawings

It is noted that Drawing Ref: 7362_01 Rev PD (Block Plan) illustrates the northern edge of the proposed parking bay 5 marginally encroaching on an existing building footprint. However, Drawing Ref: 7361_00 Rev E (Location Plan) does not indicate any building along the northern edge of the red line boundary.

This discrepancy should be clarified to ensure the accuracy of the site layout and to confirm that the proposed parking arrangement does not conflict with existing structures. The applicant is requested to review and amend the drawings or provide additional information to resolve this inconsistency.

Until this has been received, the Highway Authority are unable to recommend the grant of planning permission.

Signed

Paul Marshall

24 November 2025