



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: 26/00292/FP
HCC ref: NH/28266/2026
HCC received: 19 February 2026
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land To Rear Of Maximus, Spinney Gardens, Breachwood Green, Hertfordshire, SG4 8PN

Application type

Full Application

Proposal

Full Planning Permission : Erection of residential storage outbuilding in relation The Spinney, Heath Road

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:

The outbuilding hereby permitted shall be used solely for purposes incidental and ancillary to the residential use of the host dwelling and shall not be occupied as a separate unit of residential accommodation.

Reason: To prevent the creation of an independent residential unit which could lead to additional vehicle movements, parking demand or access implications, in accordance with the NPPF (2025) and Hertfordshire County Council's Place & Movement Planning and Design Guidance.

Highways comments:

Based on the limited information provided, which consists of a plan of the outbuilding and a plan that shows the site location plan, existing site plan and proposed site plan, the Highway Authority (HA) has reviewed this plan and has the following comments to make:

Unless the Local Planning Authority case officer advises otherwise, the HA notes the proposed outbuilding at the rear of the site appears to function as an ancillary to the main dwelling.

On this basis, the proposal is not considered to result in any material impact on the public highway. Therefore, the Highway Authority raises no objection.

To ensure the building remains ancillary in nature and does not result in an intensification of use that could have highway implications, a condition should be applied securing its ancillary status to the host dwelling.

Recommendation:

No objection subject to the following condition.

Condition:

The outbuilding hereby permitted shall be used solely for purposes incidental and ancillary to the residential use of the host dwelling and shall not be occupied as a separate unit of residential accommodation.

Reason: To prevent the creation of an independent residential unit which could lead to additional vehicle movements, parking demand or access implications, in accordance with the NPPF (2025) and Hertfordshire County Council's Place & Movement Planning and Design Guidance.

Signed

Senober Khan

11 March 2026