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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: 25/00740/FPH
HCC ref: NH/24532/2025
HCC received: 2 April 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

95 Grove Road, Hitchin, Hertfordshire, SG5 1SQ

Application type

Full Application

Proposal

Full Permission Householder : Installation of 1.8m wooden horizontal slatted fence to front boundary following demolition of existing brick front boundary wall

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.

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.

COMMENTS

The proposals are for Full Permission Householder: Installation of 1.8m wooden horizontal slatted fence to front boundary following demolition of existing brick front boundary wall.

CONTEXT

Grove Road is an unclassified local access road and provides a local access function in the road hierarchy. Grove Road is highway maintainable at public expense. A 30mph speed limit applies. On HCC's Place and Movement network, Grove Road is classed as P2/M2 (e.g. Multi-Function Road). No reportable highway accidents recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the PRoW map) directly affects the site or would be affected by the proposal. The county council considers Grove Road to be a traffic sensitive road.

Policy Review:

The key documents used to assess the application are

- Manual for Streets 2007
- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May 2018]
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has no previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: 740.1 & 2, and Supporting Document.

ACCESS

There are no proposals to change the access or parking area.

VISIBILITY

The proposal is to replace the brick wall fronting the dwelling with a 1.8m horizontal slatted fence. The position of the proposed fence is approx. 3 meters set back from the back edge of the footway. Clearly this would not interfere with the required visibility splays. Therefore vehicle-to-vehicle inter-visibility and pedestrian visibility have an acceptable level of visibility and accords with the principles found in Hertfordshire's Place & Movement Planning Design Guide Part 4 Chapter 6 section 18.1, page 70.

CONCLUSION

Should the LPA be minded to approve the application please note the above informatives. This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission.

Signed

Paul Marshall

24 April 2025