



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: 25/01319/FP
HCC ref: NH/25249/2025
HCC received: 27 May 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

17 PASTURE ROAD LETCHWORTH GARDEN CITY SG6 3LP

Application type

Full Application

Proposal

Erection of one self-build detached 4-bed dwelling with integral garage following demolition of existing dwelling including soft and hard landscaping and alterations to existing vehicular access

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:

HCC, as the Highway Authority, has reviewed the supporting documents and drawings and wishes to raise an objection to the application due to highway safety concerns. The proposals are contrary to the design standards contained in HCC's Place & Movement Planning Design Guidance (adopted in March 2024), Hertfordshire County Council Residential Dropped Kerbs Terms and Conditions, and the Manual for Streets. The reasons are outlined below:

Visibility Impaired on the Northern Access

Drawing 602-011-B illustrates two accesses. The northern access is currently unused, with the intention to utilize it in conjunction with the southern access to create an in-and-out system. If this access were reopened, visibility to the north would be compromised by a hedge on third-party land.

Hertfordshire County Council's Dropped Kerb Policy states: "We do not provide second dropped kerbs. This is because every access point on a property is a potential point of conflict between people and cars. Access points are limited to one per property. If you currently have use of a driveway and/or garage with an associated dropped kerb on or immediately next to your property, you will be deemed to have an existing dropped kerb."

However, since both dropped kerbs are existing and the intention is to provide a carriage-style in-and-out access, this would be acceptable. If the unused access were used as the in-access with a no-entry sign facing the dwelling, the issue of the lack of visibility would be overcome.

The Highway Authority are unable to extend the grant of planning permission for the reasons stated above

Signed
Paul Marshall

17 June 2025