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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: 25/02439/FPH
HCC ref: NH/26741/2025
HCC received: 7 October 2025
Area manager: Manjinder Sehmi
Case officer: Bob Meadows

Location

43 Kimberley, Letchworth Garden City, Hertfordshire, SG6 4RB

Application type

Full Application

Proposal

Full Permission Householder : Single storey rear extension, single storey side extension and erection of front porch following demolition of existing rear store. Provision of vehicular access to property via dropped kerb and vehicle crossover

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:

1. The vehicle access shown exceeds the permitted width and this would unnecessarily add to the danger and inconvenience inherent in accesses to the highway contrary to Hertfordshire Transport Policies/Guidance. This may reduce kerbside parking which could have a detrimental effect on highway amenity.

Comments:

I refer to this application for extensions and new dropped kerb to an end of terrace property and make the following observations on behalf of the highway authority.

Whilst the principle of alterations to the dwelling is acceptable the highway authority is fundamentally opposed to the width of the access proposed.

The width is in excess of that stipulated in the Highways guidance/policy notes for residential vehicle crossovers 5.4m (3.6 dropped with 2 tapers).

Site plan 1110/PL/03 Rev A refers to dropped kerb reference 401004197459 which was assessed and quoted for in September 2024. The current proposal does not comply with it.

If necessary, surface water runoff should be prevented from discharging onto the public highway.

No surface materials are shown on the site plan.

To negate the reason for refusal the applicant may wish to submit amended drawings which comply with the guidance.

The highway authority have a duty to ensure that highway safety is not compromised and one way of doing that is through the planning process by resisting planning applications where the risk of accidents is increased. In these circumstances I have no option but to recommend that this application as submitted should not be granted planning permission for the above reason.

Signed

Bob Meadows

30 October 2025