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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: 25/02768/FPH
HCC ref: NH/27156/2025
HCC received: 3 March 2026
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

37 Sun Hill, Royston, Hertfordshire, SG8 9AU

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Permission Householder : Extension to existing car parking area to include incorporating steps, together with 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:

For the reasons set out, the HA recommends refusal of the application as currently submitted, as the proposal would result in an unacceptable impact on highway safety, contrary to the NPPF (2024), Hertfordshire's Local Transport Plan (LTP4, 2018–2031) and Hertfordshire County Council's Place & Movement Planning and Design Guidance (2024).

Highways comments:

The applicant has submitted amended drawing CA-026911/5 in response to the Highway Authority's comments dated 20 November 2025, which removes the previously proposed gates. This amendment is acknowledged and accepted by the Highway Authority (HA). The applicant has also provided drawing CA-026911/6, which attempts to show visibility splays of 2.4m x 60m in both directions; however, these splays have been incorrectly applied and measured. In addition, for any new vehicular access, the applicant must also demonstrate pedestrian visibility splays, which are

required to measure 0.65m x 0.65m from the point where the access edges meet the highway boundary, forming a triangular splay with no obstruction between 0.6m and 2.0m in height.

Given the 30mph speed limit on Sun Hill, the required vehicular visibility splays are 2.4m x 43m. These splays must be measured to the nearside kerbline, and the splay envelope must fall entirely within the applicant's land and/or the public highway. Splays cannot rely on third-party land.

Accordingly, the applicant is required to submit an amended drawing that:

- Clearly annotates the actual measured footway width fronting the site;
- Shows vehicular visibility splays measured 2.4m back from the nearside kerbline into the site;
- Demonstrates that 43m distances are achievable in both directions within land under the applicant's control or the public highway;
- Includes pedestrian visibility splays of 0.65m x 0.65m, measured correctly at the access/higher boundary point, with the required unobstructed zone of 0.6m-2.0m in height.

All visibility information must be accurately dimensioned to allow the HA to confirm compliance.

Further clarification is also required regarding the gradient of the proposed parking stand, assumed to be level with the public highway, and how users with mobility impairments would be able to safely and independently access the dwelling.

Additionally, drawing CA-026911/5 shows a parking space located along the front elevation of the dwelling. The applicant must provide detail on how this space is accessed and must justify the need for a new second vehicle access from Sun Hill, given that the site already benefits from an existing vehicular access.

All of the above matters must be demonstrated and cross-referenced to the relevant requirements set out within Hertfordshire County Council's Place & Movement Planning and Design Guidance (adopted March 2024) to confirm full compliance with the adopted highway safety, accessibility and inclusive-design standards.

Recommendation:

For the reasons set out above, the HA recommends refusal of the application as currently submitted, as the proposal would result in an unacceptable impact on highway safety, contrary to the NPPF (2024), Hertfordshire's Local Transport Plan (LTP4, 2018–2031) and Hertfordshire County Council's Place & Movement Planning and Design Guidance (2024).

Signed

Senober Khan

18 March 2026