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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: 24/02078/FP
HCC ref: NH/22585/2024
HCC received: 9 October 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land Adjacent To Calebs Cottage, Stevenage Road, St Ippolyts, Hitchin, SG4 7PE

Application type

Full Application

Proposal

Full Planning Permission : Erection of one self-build detached 1-bed dwelling including landscaping and parking

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:

INSERT REASON(S) AND COMMENTSThere is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications for highway safety and convenience. Please see below:

- Vehicle visibility splay is incorrect.
- The proposed dropped kerb does not conform to HCC's Dropped Kerb Policy.

The application is for Full Planning Permission: Erection of one self-build detached 1-bed dwelling including landscaping and parking.

The visibility splay as show on drawing Ref-23/02/02 Site Plan is incorrect. A visibility splay for a posted speed limit of 30mph should be 2.4m x 43m (Manual for Streets 7.5 Stopping Sight

Distance). The drawing measures for the Y distance as approx. 10 meters. Any boundary features including hedges would need to be maintained at a height of no greater than 0.6m within this splay area.

The dropped kerb shown on the same drawing measures approx. 8 meters. HCC's Dropped Kerb Policy states:

For a new dropped kerb, you will get a maximum of 4 flat kerbs (3.6m). You will also get one or two ramped kerbs depending on your property. We will not install any more than 4 flat kerbs for a single property.

The Highway Authority is unable to extend the grant of planning permission at this time for the reasons stated above

Signed

Paul Marshall

22 October 2024