



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: 25/00072/FPH
HCC ref: NH/23805/2025
HCC received: 4 February 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

17 Wymondley Road, Hitchin, Hertfordshire, SG4 9PH

Application type

Full Application

Proposal

Full Permission Householder : Part single, part two storey front extension following the demolition of the existing front porch, two storey rear extension. New and replacement windows. Replace existing flat roof to garage with pitched roof and associated alterations. Erection of brick 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 recommends that permission be refused for the following reasons:

HCC as the Highway Authority have reviewed the supporting documents and drawings and wishes to raise an objection to the application. This is due to highway safety concerns as the proposals are contrary to the design standards contained in HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

Visibility:

PMPDG Part 3 Ch9 para 12

Achievable levels of inter-visibility between drivers exiting the site and other highway users (vehicles, cyclists and pedestrians) are not demonstrated on submitted plans.

A visibility splay of 43m in each direction would be consistent with Manual for Streets, Table 7.1 and PMPDG Part 3 Ch9 para 12 for a 30mph speed environment (set-back 2.4m from the carriageway, a 2m set-back may be considered in lightly trafficked and slow speed situations, MfS:7.7.7). Within the vertical plane, there should be no obstruction to visibility 2m high down to a point 600mm above the carriageway, the latter to ensure that small children can be seen (MfS 7.6.3), passing along the footway.

The applicant must provide the above visibility requirements. The Highway Authority is unable to extend the grant of planning permission at this time for the reason stated above.

Signed

Paul Marshall

20 February 2025