



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: 26/00904/FPH
HCC ref: NH/28993/2026
HCC received: 28 April 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

4 Leete Place, Royston, Hertfordshire, SG8 5DX

Application type

Full Application

Proposal

Full Permission Householder : Single storey side and rear extension, open-sided front porch, replacement roof including installation of rooflights, removal of chimney and alterations to existing fenestration following demolition of existing store. Installation of vehicular access via dropped kerb and vehicle crossover including hardstanding to provide No.2 parking spaces

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 Hertfordshire County Council Residential Dropped Kerbs Policy.

The above policy States:

The depth of your driveway/hardstanding must be a minimum of 5 metres. This is to ensure that there is enough space to prevent a vehicle from overhanging the pavement. The width of your driveway must be a minimum of 2.7 metres. We will also take account of any projections on your

property such as bay windows, door shelters, utility cabinets or electric vehicle charging units when deciding if you have enough space. If you are considering installing an electric vehicle charging unit, please consider its location carefully as it may affect the depth of driveway/hardstanding that is available.

Drawing 2601/11 illustrates the bay size as 4.8 in depth and 4.8 in width.

The proposal includes parking in a controlled parking zone. Our policy states:

If the proposed dropped kerb is within a Controlled Parking Zone, you will need to consult with and obtain any relevant permission from your District/Borough Council. If the traffic regulation order needs to be amended to accommodate the dropped kerb, you will be responsible for applying for the change to the district/borough council and for any associated costs that you are charged by them. We can still assess your application in these cases and provide a decision in principle subject to your discussions with the District/Borough Council. You will need to provide us with evidence of the response from the district/borough council.

In respect of the proposed dropped kerb as shown on drawing 2601/11 our 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. Please do not apply for a dropped kerb wider than this as it will be refused.

After reviewing the supporting documents and drawings, Hertfordshire County Council, as the Highway Authority, must raise an objection to the proposal. This decision is based on highway safety concerns, as the design does not comply with the standards set out in Hertfordshire County Council's Place & Movement Planning Design Guidance (adopted March 2024) and Hertfordshire County Councils' Residential Dropped Kerb Policy

Signed

Paul Marshall

18 May 2026