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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: 13 November 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

37 Sun Hill, Royston, Hertfordshire, SG8 9AU

Application type

Full Application

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:

The application is for Full Permission Householder: Extension to the existing car parking area, including steps and provision of vehicular access via a dropped kerb and vehicle crossover. 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).

Drawing CA-026911/1 shows the existing car parking area, and we would note that using a parking area without a dropped kerb is an offence. The proposed gates, shown on Drawing Ref: CA-026911/2, are positioned directly adjacent to the back edge of the footway. According to Section 3, Chapter 7 (4.1) of the Design Guidance, where garages, gates, and driveways (with gates opening inwards) are placed adjacent to the highway, a minimum setback of 6 metres from the highway boundary is required to allow for parking in front of the garage or gates.

As the current proposal does not meet this requirement, the Highway Authority recommends refusal.

Signed

Paul Marshall

20 November 2025