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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: 25/01362/FPH
HCC ref: NH/25250/2025
HCC received: 4 June 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

THE HOMESTEAD ROOKS NEST LANE THERFIELD ROYSTON SG8 9RA

Application type

Full Application

Proposal

Two storey rear extension, glazed infill extension to link existing garage to main dwelling and to facilitate conversion of garage into habitable accommodation, erection of rear porch, insertion of rooflights to existing garage and main dwelling, and dormer to existing rear roofslope of main dwelling, alterations to existing fenestration and replace roof coverings and exterior cladding. Installation of sliding gate and fence to front boundary following removal of existing gate.

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 does not wish to restrict the grant of permission subject to the following conditions:

CON1) Prior to first use of the development the access road shall be of a bound material for the first 3m into the site to prevent material spilling onto the road

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made-up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

COMMENTS

Two storey rear extension, glazed infill extension to link existing garage to main dwelling and to facilitate conversion of garage into habitable accommodation, erection of rear porch, insertion of rooflights to existing garage and main dwelling, and dormer to existing rear roof slope of main dwelling, alterations to existing fenestration and replace roof coverings and exterior cladding. Installation of sliding gate and fence to front boundary following removal of existing gate.

Policy Review:

The key documents used to assess the application are

Manual for Streets 2007

National Planning Policy Framework (July 2021)

Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]

Cycle Infrastructure Design Guidance (Department for Transport Local Transport Note July 2020)

HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: 2303-030- Site Plan, 2303-123 - Proposed Main Elevations, 2303-001-Existing Site plan, and 2303-030-Proposed Site plan.

PARKING

Drawing 2303/010 PP1 demonstrates parking for 3 vehicles. There is room for vehicles to turn around and exit in a forward gear. The proposed car parking provision and layout is the responsibility of the Local Planning Authority to determine the level and suitability of the car parking proposals; however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of Hertfordshire County Council. It is noted on drawing 2303 / 130 Rev A. Item 10 (gravel driveway to be extended for improved parking) gravel / loose material can be drawn onto the carriageway. Please see condition1 above.

DRAINAGE

Any surfacing arrangement should be in accordance with Department for Communities and Local Government guidance on the permeable surfacing of front gardens and shall be surfaced to Local Planning Authority's approved durable bound material.

Guidance on permeable surfacing of front gardens can be found on the government website: <https://www.gov.uk/government/publications/permeable-surfacing-of-front-gardens-guidance>

ACCESS

No new access is proposed however sliding gates are proposed. The gates must be set back a minimum of 5m distance from the back edge of the carriageway to allow vehicles to pull off the carriageway safely and without impeding other road users. In reviewing the gates and visibility splay it is recognised that moving the gates forward will improve the visibility splay therefore, the position of the gates shown on drawing 2303 010 Rev PP1 is acceptable.

VISIBILITY

The visibility does not meet the requirements for a 60mph speed limit. However, it is recognised this is an existing access with no accident history in the last 5-years.

CONSTRUCTION MANAGEMENT STATEMENT (CMS)

It is important that a CMS is provided considering the nature of the access near a bend. The statement must have or be shown as a drawing of the construction site and the dedicated areas within. These should include but not limited to, construction parking area, wheel washing, storage. There must be no contractor parking on the carriageway.

EMERGENCY ACCESS

The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance with MfS 6.7.2)

REFUSE / RECYCLING

The proposals for recycling bin storage are existing.

CONCLUSION

Hertfordshire County Council as Highway Authority has considered that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways and consequently have no objections on highway grounds subject to the above recommended planning condition and highway informatives.

Signed

Paul Marshall

14 July 2025