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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: 24/02221/FPH
HCC ref: NH/22753/2024
HCC received: 25 October 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

27 Hawthorn Close, Hitchin, Hertfordshire, SG5 2BW

Application type

Full Application

Proposal

Full Permission Householder : Alterations to existing roof to include raised roof height and insertion of front and rear dormer windows to create habitable space at first floor level. Alterations to existing attached garage to include raised roof height and insertion of front and side windows following removal of existing garage doors to facilitate conversion of garage into dining room. Open sided porch following demolition of existing porch. creation of vehicular access off Hawthorn Close

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 Highway Authority recommends the application is refused as it does not comply the HCC's Residential Dropped Kerb Policy

HCC's Residential Dropped Kerb Policy states:

'We do not provide second dropped kerbs. This is because every access point on a property is a potential point of conflict between people and cars. Access points are limited to one per property. If you currently have use of a driveway and/or garage with associated dropped kerb on or immediately next to your property you will be deemed to have an existing dropped kerb.'

The applicant may consider the option of closing the existing dropped kerb with the new kerb as shown on drawing 2403-00A. This would be carried out by the Dropped Kerb team and would incur a similar charge for the installation of a new dropped kerb.

CONCLUSION

The Highway Authority are unable to extend the grant of planning permission for the reason stated above.

Signed

Paul Marshall

6 November 2024