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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: 25/02950/FP
HCC ref: NH/27418/2025
HCC received: 4 December 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Everglades, Maiden Street, Weston, Hitchin, SG4 7AA

Application type

Full Application

Proposal

Full Planning Permission : Erection of detached self-build bungalow with integral garage, to include associated parking and boundary fencing following demolition of existing storage buildings and garage

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:

Here's a more formal and authoritative version with added next steps and an explanation of why these details are critical:

The Highway Authority is unable to issue a recommendation on this application due to insufficient information. In the absence of the required details, the Authority must recommend refusal, as there is significant uncertainty regarding potential impacts on highway safety and the convenience of all road users.

To enable a proper assessment, the applicant must provide a detailed site plan clearly illustrating:

- * The position of the proposed dwelling in relation to existing and proposed features.
- * Provision for cycle and vehicle parking.
- * Location of the recycling bin enclosure and garage.
- * Existing widths of the driveway and parking areas.

This plan must be produced as a CAD drawing at a scale of 1:200, ensuring accuracy and compliance with design standards.

Why this information is essential:

Without these details, the Highway Authority cannot determine whether the proposal meets safety requirements, maintains adequate access, or avoids creating hazards for pedestrians, cyclists, and vehicles.

For the reasons stated above the Highway Authority is unable to extend the grant of planning permission at this time.

Signed

Paul Marshall

10 December 2025