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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: 24/01723/FPH  
HCC ref: NH/22386/2024  
HCC received: 23 September 2024  
Area manager: Manjinder Sehmi  
Case officer: Paul Marshall

**Location**

22 The Avenue, Hitchin, Hertfordshire, SG4 9RL

**Application type**

Full Application

**Proposal**

Full Permission Householder : Installation of front gates, stabilised gravel driveway and soft landscaping

**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 refusal due to doubt over possible implications for highway safety and convenience. Please see reasons for refusal below:

- 1) The proposal for two dropped kerbs does not meet HCC's Residential Dropped Kerb Policy
- 2) The gate set back distance does not meet HCC's Place & Movement Planning Design Guidance (adopted in March 2024) Section 18 (18.1)

**COMMENTS**

The proposals are for Full Permission Householder: Installation of front gates, stabilised gravel driveway and soft landscaping. The Avenue is maintainable by the highway authority and is unclassified and provides a local access function in the road hierarchy. The vehicle speeds past this

site are limited to 30 mph. There have been no recorded accidents near the site in a rolling 5-year period.

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

#### DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Garden plan R2 V2, Elevation R2 V2,

#### ACCESS

The Highway Authority's policy for Residential Dropped Kerbs 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.

#### GATES

HCC's Place & Movement Planning Design Guidance (adopted in March 2024) states in section 18 Setbacks (18.1)

Where garages, gated and driveways (all gates to open inwards) are placed directly adjacent to the highway the setback should be 6m from the edge of the highway to allow for parking in front of the garage/gates. Also, this is to avoid waiting vehicles obstructing traffic and pedestrians on the road and footway passing the site.

For the reasons stated above the Highway Authority are unable to extend the grant of planning permission

**Signed**

Paul Marshall

9 October 2024