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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: 25/02023/DOC
HCC ref: NH/26299/2025
HCC received: 2 September 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land Adjacent To 35, Ashwell Street, Ashwell, Hertfordshire, SG7 5QR

Application type

Discharge of Condition

Proposal

Details of Condition : Details reserved by Condition 11 (Cycle Storage) of planning permission reference 21/02650/FP granted on 24.03.2023

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:

Application to Discharge Condition 11 (Cycle Storage) of Planning Permission Ref: 21/02650/FP
Planning permission 21/02650/FP was granted on 24 March 2023. Condition 11 requires details of cycle storage provision.

Drawing Ref: 21.04.21D shows the internal dimensions of the garage as approximately 3.9m wide by 5.6m long. While this exceeds the minimum width for a standard single garage (3m), it falls short of the recommended length of 6m, which is typically required to accommodate both a vehicle and cycle storage.

According to the Department for Transport's Cycle Infrastructure Design (LTN 1/20, July 2020), cycle parking should allow for a minimum length of 2m per cycle (1.8m is acceptable), with 0.3m spacing between cycles. This ensures accessibility and usability.

If a vehicle is parked in the garage, it would significantly restrict access to cycles stored at the rear or side of the garage. In practice, it would likely be impossible to remove a cycle without first moving the vehicle, which does not meet the usability standards set out in LTN 1/20.

Therefore, the garage cannot reasonably serve as both car parking and cycle storage in accordance with national guidance. Alternative or dedicated cycle storage provision should be considered to meet the requirements of Condition 11.

In light of the above the Highway Authority is unable to discharge the condition.

Signed

Paul Marshall

11 September 2025