



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 26/01614/S73
HCC ref: NH/29666/2026
HCC received: 2 July 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land On The West Side Of, Lower Road, Breachwood Green, Hertfordshire, SG4 8NS

Application type

Variation of Condition

Proposal

Section 73 Application : Removal of Condition 1 of planning permission 22/02871/FP (list of approved plan numbers to be changed: drawing 12E omitted and replaced with drawing 12G; drawing 25 omitted and replaced with drawing 25A; drawing 26 omitted and replaced with drawing 26A) granted on 04/12/2023 for: Erection of six dwellings comprising of two pairs of semi-detached dwellings (2 x 2-bed and 2 x 3-bed) and two detached 3-bed dwellings with detached double garages (plots 3 and 4) including parking, landscaping and creation of vehicular access off Lower Road.

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.

COMMENT

The application seeks to vary Condition 1 (Approved Plans) attached to planning permission 22/02871/FP. The proposed amendments comprise the repositioning of Plots 1 and 2, provision of a private access strip along the southern boundary to accommodate an existing private right of way, relocation of parking associated with Plot 1, and consequential amendments to the internal site layout. The approved vehicular access onto Lower Road remains unchanged.

The Highway Authority has reviewed the submitted plans, including Drawing 3660/25A Vehicle Tracking – Refuse Lorry. The swept path analysis demonstrates that a refuse vehicle can enter the site, manoeuvre within the development and exit in a forward gear. Appropriate turning provision is retained within the site, and the amendments do not adversely affect the operation of the approved access arrangements.

The development quantum remains unchanged, and no works are proposed within the public highway. The proposal therefore would not materially increase traffic generation or result in an unacceptable impact on highway safety or the operation of the local highway network when compared with the extant permission.

The Highway Authority considers the proposed amendments acceptable from a highway and transportation perspective and raises no objection to the application.

CONCLUSION

Please note, any highway-related conditions attached to permission 22/02871/FP should continue to be imposed on any permission granted under Section 73 unless amended or discharged by the Local Planning Authority.

Signed
Paul Marshall

16 July 2026