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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: 26/00746/FP
HCC ref: NH/28992/2026
HCC received: 28 April 2026
Area manager: Manjinder Sehmi
Case officer: Manjinder Sehmi

Location

2 Quinn Way, Letchworth Garden City, Hertfordshire, SG6 2TX

Application type

Full Application

Proposal

Full Planning Permission : Change of use from C3 (dwellinghouse) to C2 (children's home) and provision of 4 car parking spaces

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.

The Highway Authority has reviewed the submitted planning application and supporting Planning Statement in relation to the proposed change of use from a single dwellinghouse (Use Class C3) to a small-scale residential care facility (Use Class C2) accommodating up to three residents with associated staff.

The site is situated on Quinn Way within an established residential area, served by a local highway network typical of residential estates. The surrounding roads are considered suitable for accommodating low-intensity domestic traffic movements. The application site benefits from an existing vehicular access and established off-street parking provision.

In terms of trip generation, the proposal is modest in scale. The submitted information indicates that the facility would accommodate a maximum of three residents, supported by a limited number of staff operating on a shift basis, typically two staff during the day and up to two or three at night depending on need. Residents are unlikely to generate independent vehicular trips, and staff

movement would be structured around shift changes. On this basis, the Highway Authority considers that the overall level of vehicle movements associated with the development would be comparable to, or only marginally greater than, that of a large family dwelling. As such, the proposal would not result in a material intensification of use that would give rise to a severe residual cumulative impact on the local highway network.

With regard to parking, the site provides at least four off-street parking spaces, with additional on-street parking available within the surrounding area if required. Taking into account the limited number of staff present at any one time and the staggered nature of shift changes, it is considered that the level of on-site parking provision is sufficient to accommodate the anticipated demand. The proposal is therefore unlikely to result in overspill parking that would adversely affect highway safety or operation.

No alterations are proposed to the existing access arrangements. The Highway Authority is satisfied that the existing access is appropriate for the scale and nature of the proposed use, and that visibility, geometry and general operation would not be adversely affected. Consequently, the development would not give rise to any highway safety concerns.

Overall, the Highway Authority considers that the proposed development would not result in a significant increase in traffic generation, would provide adequate on-site parking, would utilise a suitable existing access arrangement, and would not have a material adverse impact on highway safety or the operation of the surrounding road network. The proposal is therefore acceptable from a highway perspective.

Signed

Manjinder Sehmi

18 May 2026