



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: 25/02526/FP
HCC ref: NH/26871/2025
HCC received: 17 October 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

17 Bedford Road, Ickleford, Hitchin, Hertfordshire, SG5 3XH

Application type

Full Application

Proposal

Full Planning Permission : Erection of one dwelling following demolition of existing outbuilding including cycle storage, parking and creation of vehicular access off Ryder Avenue.

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:

COMMENT:

The Highway Authority is currently unable to support the application due to insufficient information. While the principle of a single residential dwelling accessed from Ryder Avenue may be acceptable, the following concerns must be addressed before a recommendation can be made:

1. Visibility Concerns

- No visibility splays have been provided at the proposed access point.
- An existing tree near the access appears to obstruct visibility to the east, raising safety concerns for both vehicles and pedestrians.

2. Access Design

- The type of access (e.g., vehicle crossover) has not been specified in the submitted drawings.
- Detailed design of the proposed access off Ryder Avenue is required.

3. Proximity to Existing Tree

- The proposed access is located too close to an existing tree, which is believed to be within the highway boundary.
- There is a risk of damage to tree roots during construction.
- The applicant is advised to consult with Hertfordshire County Council's Tree Officer and Dropped Kerb Team regarding the feasibility and impact of the proposed access.

In the absence of the above information, the Highway Authority recommends refusal due to unresolved concerns over highway safety and convenience.

Signed

Shamsul Huda

7 November 2025