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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: 26/00109/FP
HCC ref: NH/28000/2026
HCC received: 29 January 2026
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

11 Kingswood Avenue, Hitchin, Hertfordshire, SG4 0PA

Application type

Full Application

Proposal

Full Planning Permission : Erection of one self-build detached dwelling following demolition of the existing semi-detached dwelling including amenity space, landscaping, parking and widening of existing vehicular access/driveway

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 because the proposal documents contain insufficient information to enable the Authority to make a determination.

COMMENTS

Site

Kingswood Avenue is an unclassified road (U) having a local access function in the road hierarchy. In Hertfordshire's Place & Movement Network it is designated P2/M1 (e.g. Residential Street). The speed limit is 30 mph and there has been a cluster of five slight collisions during a rolling 5-year period at the nearby junction with Willian Road.

Policy Review

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (December 2024)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 (2018-2031, May 2018)
- HCC's Place & Movement Planning & Design Guidance (adopted in March 2024)

Drawings

The Highway Authority notes the submission of documents to support the proposal, including Drawing Nos D01 (Location and Existing & Proposed Block Plan), D03 (Proposed Ground Floor Plan), D09 (Proposed Elevations) and a Planning Design and Access Statement.

HIGHWAY IMPACTS

Drawing No. HD235506 D01 Rev08 shows revised access and parking arrangements at relatively small scale. The dropped kerb appears to be shown at the back of the footway instead of the carriageway, and the vehicle crossover is the width of three parking spaces which is equivalent to 7.5m. HCC's Residential Dropped Kerbs Policy (Version 6 p.5) states as follows:

If the property already has a dropped kerb, we will only extend the existing access up to a maximum of four flat kerbs which equals 3.6m. Dropped kerbs will be no wider than four flat kerbs. This is the widest dropped kerb that we will allow...Please do not apply for a dropped kerb wider than this as it will be refused

The Authority needs to see larger scale drawings which accurately plot the position of the existing dropped kerb and its intended replacement (bearing in mind the proximity of the tree in the highway verge), along with the layout of the proposed parking bays. These should comply with the standards set out in HCC's P&MP&DG 4.6.11&12. The applicant should also clarify any requirement to provide and maintain access to the adjacent utility site.

CONCLUSION

The Highway Authority is unable to support the application in its current form, but would be prepared to reconsider its position following the submission of compliant designs.

Signed

Geoff McMahon

17 February 2026