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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: 24/02640/FPH
HCC ref: NH/23826/2025
HCC received: 6 February 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

2 Orchard Way, Breachwood Green, Hitchin, Hertfordshire, SG4 8NT

Application type

Full Application

Proposal

Full Permission Householder : Single storey front and rear extensions and hard landscaping works.
Provision of 1 parking space and widening of existing vehicular access

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:

Context: Orchard Way is an unclassified local access road and is highway maintainable at public expense. A 20mph speed limit applies. on HCC's Place and Movement network, Orchard Way is classed as P2/M1 (Eg. Residential Street). No reportable highway accidents recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the PRow map) directly affects the site or would be affected by the proposal. The county council considers Orchard Way not to be a traffic sensitive road. The proposals consist of single storey front and rear extensions and hard landscaping works. Provision of 1 parking space and widening of existing vehicular access

The proposed extended vehicle crossover (VXO) is not in accordance with Hertfordshire County Hertfordshire County's Council Residential Dropped Kerbs Policy which states:

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. Drawing 01C illustrates approx. 3m extension which we would not provide.

The proposals are therefore contrary to Hertfordshire County's Council Residential Dropped Kerbs Policy.

Signed

Paul Marshall

24 February 2025