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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: 26/00649/FP
HCC ref: NH/28641/2026
HCC received: 25 March 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

211 Icknield Way, Letchworth Garden City, Hertfordshire, SG6 4TT

Application type

Full Application

Proposal

Full Planning Permission : Erection of one detached 4-bed self-build dwelling including parking and landscaping following demolition of existing detached dwelling

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:

The application proposes the demolition of the existing detached dwelling and the construction of a new detached four-bedroom self-build dwelling, including associated parking and landscaping. Following a review of the submitted drawings and supporting documents, Hertfordshire County Council, in its role as Highway Authority, raises an objection to the proposal on highway safety grounds. The proposal does not comply with the requirements of Hertfordshire County Council's Residential Dropped Kerbs Policy.

Drawing 295/26/100 shows a proposed parking area measuring approximately 4.8 metres in width and 4.7 metres in depth. However, to accommodate two vehicles, the driveway must have a minimum width of 5.4 metres. In addition, the driveway or hardstanding must have a minimum depth of 5 metres to ensure vehicles do not overhang the public footway.

No drawings have been provided to show the width of the existing dropped kerb, which is required to assess the proposal properly. For a new dropped kerb, the maximum provision is four flat kerbs,

equating to 3.6 metres in width, with one or two ramped kerbs depending on the property. The Highway Authority will not install more than four flat kerbs for a single property. On this basis, the alignment of the two proposed parking spaces would be unlikely to work satisfactorily and could result in vehicles mounting a standard kerb.

As the proposal fails to meet the standards set out in Hertfordshire County Council's Residential Dropped Kerbs Policy, the Highway Authority recommends refusal.

Signed

Paul Marshall

8 April 2026