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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: 26/00806/FP
HCC ref: NH/28894/2026
HCC received: 21 April 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

66 Periwinkle Lane, Hitchin, Hertfordshire, SG5 1TY

Application type

Full Application

Proposal

Full Planning Permission : Two storey side extension, part two storey and part single storey rear extension, front porch canopy, insertion of rear box dormer and front rooflight to facilitate conversion of loft into habitable accommodation, alterations to fenestration including insertion of first floor side window and external cladding following demolition of existing side element to facilitate separation of plot to provide one additional self-build dwelling including installation of cycle storage, air source heat pump, hard and soft landscaping and parking. Creation of vehicular access off Periwinkle Lane

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 is for Two storey side extension, part two storey and part single storey rear extension, front porch canopy, insertion of rear box dormer and front rooflight to facilitate conversion of loft into habitable accommodation, alterations to fenestration including insertion of first floor side window and external cladding following demolition of existing side element to facilitate separation of plot to provide one additional self-build dwelling including installation of cycle storage, air source heat pump, hard and soft landscaping and parking. Creation of vehicular access off Periwinkle Lane.

Following review of the submitted plans and supporting documentation, Hertfordshire County Council, acting in its capacity as Highway Authority, raises an objection to the proposed

development. This objection is made with reference to Hertfordshire County Council's Residential Dropped Kerb Policy.

The Policy requires that any proposed vehicular access be located a minimum of 10 metres from a highway junction to either the left or right. This distance may be increased to up to 15 metres at the discretion of the assessing officer, depending on the specific highway layout, usage, and existing infrastructure. The purpose of this requirement is to prevent conflicts between vehicles using a junction and those entering or leaving a private access. The assessing officer's decision in this matter is final.

The junction and roundabout formed by Periwinkle Lane, Strathmore Avenue, and Waters Lane has recorded two personal injury collisions within the most recent rolling five-year period, comprising one severe and one slight incident.

In light of this history and the proximity of the proposed access to the junction, the Highway Authority considers that the introduction of a new dropped kerb would create an additional point of vehicular conflict, to the detriment of highway safety.

As the proposal fails to comply with the above policy requirement, the Highway Authority recommends that planning permission be refused.

Signed
Paul Marshall

7 May 2026