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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: 25/00812/FPH
HCC ref: NH/24588/2025
HCC received: 8 April 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Barn Adjacent Dower House, Hitchin Road, Preston, Hertfordshire, SG4 7TZ

Application type

Full Application

Proposal

Full Permission Householder : New 5 bar gate to existing access to replace existing gate, new driveway to amended parking area adjacent to the barn. Erection of detached garden store building

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 does not wish to restrict the grant of permission subject to the following conditions:

CON1) Prior to the first use of the development hereby permitted the vehicular access surface shall be bound for the first 5 meters into the site. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

COMMENTS

The proposals are for Full Permission Householder: New 5 bar gate to existing access to replace existing gate, new driveway to amended parking area adjacent to the barn. Erection of detached garden store building.

CONTEXT

Hitchin Road is an unclassified local access road and provides a local access function in the road hierarchy. Hitchin Road is highway maintainable at public expense. A 20mph speed limit applies. on HCC's Place and Movement network Hitchin Road is classed as P1/M1 (E.g. Rural Lane 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 Hitchin Road to be a traffic sensitive road.

Policy Review:

The key documents used to assess the application are

- Manual for Streets 2007
- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- HCC's Place and Movement Planning Design Guide (P&MPDG)

PLANNING HISTORY

The application site has previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: P1, 2, and 3.

PARKING

The LPA shall be responsible for assessing the proposed development against local parking standards and to satisfy for itself that any level of parking it requires can be achieved within the boundary of the site and not overhang the highway, including the highway footway / grass verge / vehicle crossover. The Highway Authority would observe the parking bays are in accordance HCC's Place and Movement Planning Design Guide (P&MPDG) (Part 3 Chapter 1 page 35)

ACCESS

Drawing Ref (P2) illustrates the main access from Hitchin Road is existing. The proposed new gate is acceptable. The new access road is set back approx.10m from the existing access. The width of the new access road is 3.5m with a proposed gravel surface. The gravel must be bound for a length of 5m into the site. This is to prevent extraneous material from being dragged on to the highway. Please see condition above

VISIBILITY

The proposed access road and gate are within the site and not directly off Hitchin Road and presents no visibility issues.

EMERGENCY ACCESS

Manual for Streets advises (6.7.2) that fire service vehicles should not have to reverse more than 20m. A minimum carriageway width (kerb to kerb) of 3.7m (proposed is 3.5m) is also required for fire service vehicle access (and operating space). The Fire Service will be notified and will reply direct to the LPO.

REFUSE / RECYCLING

As existing.

CONCLUSION

Should the LPA be minded to approve the application please note the above condition and informatives. This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission.

Signed

Paul Marshall

28 April 2025