



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 26/01094/FPH
HCC ref: NH/29104/2026
HCC received: 11 May 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

5 Highbury Road, Hitchin, Hertfordshire, SG4 9RW

Application type

Full Application

Proposal

Full Permission Householder : Erection of detached garage/workshop outbuilding and detached summerhouse outbuilding following demolition of existing detached garage. Widening of existing vehicular access and replacement retaining wall, pillars and access gates. Hard and soft landscaping works

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:

HIGHWAY AUTHORITY RESPONSE (OBJECTION)

Hertfordshire County Council, acting as the Highway Authority, has reviewed the supporting documents and drawings submitted as part of the application and wishes to raise an objection. This objection is based on highway safety concerns, as the proposals do not comply with the design standards set out in Hertfordshire County Council's Place and Movement Planning Design Guidance (adopted March 2024).

Detailed Comments

1. Substandard Garage Dimensions

Drawing Ref: 144 2025 010 Rev D

The submitted drawing shows a proposed garage with internal dimensions of approximately 2.7m x 4.0m.

However, Part 2, Chapter 4, Section 14.8 of Hertfordshire County Council's Place and Movement Planning Design Guidance states that the minimum internal dimensions for a single garage should be 6.0m x 3.0m.

The proposed garage is therefore significantly below the required standard and cannot reasonably accommodate a modern vehicle. As such, it cannot be counted as a valid off-street parking space.

2. Gate Setback and Highway Safety

Drawing Ref: 144 2025 005 Rev D

The submitted plans show gates positioned directly adjacent to the back edge of the footway, effectively on the boundary line.

In accordance with Place and Movement Planning Design Guidance (2024), Section 3, Chapter 7, Paragraph 4.1, where gates (opening inwards) are provided, a minimum setback of 6 metres from the back edge of the carriageway is required.

This setback ensures that vehicles can safely pull clear of the highway while gates are opened or closed, without obstructing the footway or carriageway.

The proposed arrangement fails to provide this minimum setback, which would likely result in vehicles waiting on or obstructing the highway/footway, thereby creating a hazard for both pedestrians and other road users.

Conclusion

For the reasons set out above, the proposal fails to accord with Hertfordshire County Council's adopted highway design standards and raises unacceptable highway safety concerns.

Accordingly, the Highway Authority is unable to support the application and recommends that planning permission is refused.

Signed

Paul Marshall

27 May 2026