HUNTINGDONSHIRE DISTRICT COUNCIL

25/00946/HHFUL

OFFICER REPORT

Case No: **25/00946/HHFUL** **Householder (Full)**

Proposal: **Installation of a dropped kerb**

Location: **134 Duck Lane St Neots PE19 2EQ**

Applicant: **Mr Krzysztof Debowski**

Grid Ref: **519131 259691**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey terraced dwellinghouse located in St Neots. There are no constraints relevant to the site.

The application seeks planning permission for the installation of a dropped kerb.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). .'

The NPPF 2024 sets out the Government's planning policies for (amongst other things):

* delivering a sufficient supply of homes;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 are also relevant and material considerations.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity
LP 17: Parking Provision and Vehicle Movement

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.7 Building Form

Local policies are viewable at https://www.huntingdonshire.gov.uk

RELEVANT PLANNING HISTORY

95/01478/FUL – Erection of boundary fence - Permission

CONSULTATIONS

St Neots Town Council support the application as it is in keeping with the locality and improved the property. Members noted the comments from CCC Highways.

Highways: noted that this is an application for a dropped kerb on an unclassified road and will require a Section 184 application. Based on the information submitted, from the perspective of the Local Highway Authority, the proposed development is acceptable.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Highway Safety, Parking Provision and Vehicle Movement

Design and Visual Amenity

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

The application site is a two-storey terraced dwellinghouse. The property fronts onto the highway and has a paved driveway and a small grassed area.

The application seeks permission for the installation of a dropped kerb. The dropped kerb would measure approx. 6 metres in width and 0.8 metres in depth along the existing pavement. It is noted that other properties in the immediate vicinity benefit from a dropped kerb to their properties.

The proposal by virtue of its siting, scale, size, design and materials would be in keeping with the character and appearance of the host dwelling and the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings in terms of light, outlook, privacy and noise.

Due to the nature of the proposal, there is no impact in terms of residential amenity on neighbouring properties. The development is therefore considered acceptable and would not have

a significant impact upon residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Highway Safety, Parking Provision and Vehicle Movement

The proposed installation of a dropped kerb would improve the accessibility for the owners to access off road parking. A note will be added to make the applicant aware that the nature of the highway works proposed will necessitate the completion of a Section 184 Highway Works Agreement prior to commencement.

Therefore, given the scale and siting of the proposal, it is considered that the proposal would not have an adverse impact on highways safety.

Conclusion

The proposed development is considered to be compliant with the relevant national and local policy as it:

* Is of an appropriate scale and design
* Would not have a significantly detrimental impact upon the amenity of neighbours;

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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CONTACT OFFICER:

Enquiries about this report to **Robyn Kerrigan**