OFFICER REPORT

Case No: 24/02316/HHFUL **Householder (Full)**

Proposal: **Creation of vehicular access with new path crossing and forming opening within existing boundary wall.**

Location: **The Manse Great Whyte Ramsey**

Applicant: **Mr Andrew Eldridge**

Grid Ref: **528643 285191**

DESCRIPTION OF SITE AND APPLICATION

The application site at The Manse is occupied by a two-storey detached dwellinghouse located set back from Mews Close and to the rear of the Grade II Listed Baptist Chapel. The application site is set within the Ramsey Conservation Area and in the setting of nearby Listed Buildings.

This application seeks permission for the creation of vehicular access with new path crossing and forming opening within existing boundary wall.

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

It must be noted that a prior application (24/01642/FUL) was withdrawn on the 9th of December, and the current application is a resubmission of part of the withdrawn application.

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;
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and historic environment.

Planning Practice Guidance and the National Design Guide 2021 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)

LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP17: Parking Provision and Vehicle Movement
LP34: Heritage Assets and their Settings

Neighbourhood Plan and relevant policies where applicable

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

Ramsey Conservation Area Character Assessment (2005)

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

RELEVANT PLANNING HISTORY

24/00316/TRCA - T1, 2, 3 - 3 x Yew - 2m reduction, rebalancing and reshaping canopy. T4 - 1 x Silver Birch - fell. T5 - 1 x Beech - fell. (Consent)

24/01642/FUL - Path crossing for vehicular access to the rear, part demolition of boundary wall to provide access. Laying of compacted stone to provide parking area. (Withdrawn)

CONSULTATIONS

Ramsey Town Council - None received at the time of determination.

Officers note that both Cambridgeshire County Council Highways and HDC's Conservation Team were consulted on the prior application (24/01642/FUL). It is considered that due to the short time in which the current application was submitted following the withdrawal of 24/01642/FUL, additional consultation was not deemed necessary on this occasion.

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
- Impact on Heritage Assets
- Residential Amenity
- Parking Provision and Vehicle Movement

*Design and Visual Amenity

As detailed in the previous sections of this report, the application site is located to the rear of the Baptist Chapel located on Great Whyte, with primary access to The Manse from Mews Close. However, the proposal does not impact the Grade II Listed Chapel and seeks permission for the removal of a 5-metre section of a modern wall along Mews Close to provide vehicular access to the application site. Considering the proposed development and its location within the wider street

scene, the proposal would not have a detrimental impact on the character or appearance of the area and is considered acceptable in this regard.

Overall, taking the above factors into consideration the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 in this regard.

*Impact on Heritage Assets

As detailed in previous sections of this report, the application site lies within the Ramsey Conservation Area and there are some Grade II Listed Buildings in the vicinity.

Section 16(2) of the Planning (LBCA) Act 1990 (as amended) requires special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para. 205 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para. 206 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

Officers have considered the above and the submitted Heritage Statement, and from this an assessment has been completed on the designated heritage assets. In terms of the impact on nearby Listed Buildings, it is noted that whilst within the setting of the Grade II Listed Buildings, the application site is well screened by modern development and tree coverage, and given its scale and type of development would not be significantly noticeable in views of the Listed Buildings.

Additionally, in terms of the Ramsey Conservation Area, the proposal is located away from the historic street of Great Whyte and located on the more modern development of Mews Close, which features developments of varying age, scale and form with modern boundary treatments. The wall which is proposed to be partially demolished is, as previously mentioned, more modern in design with the use of red brick which differs from the materials used in the construction of The Manse. There will be an introduction of hard surfacing within the present garden of the site to allow for vehicular access, however this is not dissimilar to other access in the vicinity and will be screened by the retained boundary treatments.

Therefore, having regard to the above assessment and the lack of objection from HDC Conservation Officers on the previous scheme, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets. It therefore accords with

Policy LP34 of the Local Plan to 2036, the provisions of the NPPF (2024) and the Planning (LBCA) Act 1990.

*Residential Amenity

Given the scale and type of development proposed as the demolition of a boundary wall to provide vehicular access, it is not considered that there would be any unacceptable material impacts in terms of overbearing or loss of light, nor would there be any issues relating to overlooking or loss of privacy.

Overall, taking these factors into account the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity and therefore accords with Policy LP14 of HDC's Local Plan to 2036 in this regard.

*Vehicle Movement and Highway Safety

Officers note that as part of the documents submitted on the application, an email confirming the approval of vehicular access over a footway/verge by Cambridgeshire County Council Highways has been provided. This sets out that the construction of the proposed vehicle access over the footway must be to Cambridgeshire County Councils' standard specification, which will be secured by condition to promote highway safety and safe access to and from the site, according with Policy LP17 of Huntingdonshire's Local Plan. Officers also consider it necessary to include additional relevant conditions that have been set out in the prior application by CCC Highways.

Overall, it is concluded that the development is acceptable in terms of its impact on vehicle movement and highway safety, therefore according with Policy LP17 of the Local Plan to 2036.

*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 harmful impact upon the character and appearance of the area;
* Is acceptable with regard to its impact on the designated heritage assets;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a harmful impact upon vehicle movement and highway safety.

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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Josh France**