OFFICER REPORT

Case No: 24/02014/HHFUL Householder (Full)

Proposal: Creation of dropped kerb access

Location: 21 Wheatley Crescent Bluntisham Huntingdon

Applicant: Charlotte Beattie

Grid Ref: 536820 275187

DESCRIPTION OF SITE AND APPLICATION

This application relates to 21 Wheatley Crescent, Bluntisham, Huntingdon, PE28 3XN, a two-storey detached dwelling in the residential area. The site sits within Flood Zone 1.
The proposal seeks to create a dropped kerb to the front of the dwelling onto Wheatley Crescent.
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) paragraph 8 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 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural 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)

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

Supplementary Planning Documents - Subjected to Public Consultation proper to adoption by HDC
Landscape And Townscape Supplementary Planning Document 2022
Cambridgeshire Flood and Water Supplementary Planning Document 2017
Huntingdonshire Design Guide Supplementary Planning Document 2017

b PLANNING HISTORY

7500110OUT for RESIDENTIAL
LAND COLNE ROAD BLUNTISHAM,
GRANTED dated 19.05.1975

7501068FUL for RESIDENTIAL DEVELOPMENT
COLNE ROAD BLUNTISHAM,
GRANTED dated 17.11.1975

7800723FUL for REVISED HOUSE TYPES TP PLOTS 97-100 AND 105-110 PHASE THREE
THE POPLARS COLNE ROAD,
GRANTED dated 19.06.1978

82/01435/FUL for ERECTION OF A GARAGE
21 WHEATLEY CRESCENT BLUNTISHAM,
GRANTED dated 04.01.1983

96/00923/FUL for Extension to dwelling
21 Wheatley Crescent Bluntisham,
GRANTED dated 06.08.1996

CONSULTATIONS

Parish Council : Supports the application.

CCC Highways have been consulted.
The parking area indicated when looking at the planning design and access statement is already in use for parking. The environment is residential in nature and like the surrounding dwellings. Following a review of the documents provided to the Highway Authority as part of the above planning application, the effect of the proposed development upon the Public Highway should be mitigated if conditions are imposed.

REPRESENTATIONS
No representations have been received.

ASSESSMENT

The key issues to be considered are as follows: -
*Design and Visual Amenity
*Residential Amenity
*Parking

Design and Visual Amenity
The relevant policies within Huntingdonshire's local plan to 2036, relating to Design and Visual Amenity are LP 11 Design Context and LP 12 Design Implementation. In addition, Policy A3 (Design) of St Neots Neighbourhood Plan 2014-2029 and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 apply.

The nature and scale of the development does not raise any significant concerns with regards to visual amenity and is in keeping and appropriate to the character and appearance of the area. There is a similar crossings in the vicinity.

Therefore, it is considered to be acceptable with regard to design and visual amenity and accords with Policies LP11 and LP12 Huntingdonshire's Local Plan to 2036, and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022, in this regard.

Impact on residential amenity
Regarding residential amenity, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies.

No objections have been received from neighbouring occupiers regarding overlooking, overbearing, or overshadowing or that the development would create unacceptable impacts such as noise, vibration, odour, emissions, and dust.

Due to the nature and scale of the proposal, it is considered that it is unlikely to cause significant impact on neighbour amenity and appears to already be in use.

Therefore, the development is considered acceptable in terms of neighbour amenity and would not have a significant detrimental impact upon it. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan to 2036 and paragraph 135 of the NPPF (2024).

Highway Safety
In this regard, the relevant policy within the local plan to 2036 (LP 17 Parking Provision and Vehicle Movement) seeks to incorporate appropriate space for vehicle movements, facilities and accessibility for service and emergency vehicles.

The proposal seeks to create a new dropped kerb in front of the property.
There is sufficient off-road space for parking.
CC Highways have been consulted and during the life of the application and raise no objections subject to the addition of a condition and an informative to any permission given.
Officers have considered the comments received from CCC Highways and submitted information and are satisfied that the proposal will not present a detrimental impact on highway safety and vehicle parking and movement.

Given the above, it is considered that the proposal accords with Policy LP17 of Huntingdonshire Local Plan to 2036.

CONCLUSION
Given the above, the proposed development is considered to be compliant with relevant national and local planning policies, in that it:

* Is of an appropriate scale and design
* Would not have a harmful impact upon the character and appearance of the area;
* Would not have a significantly detrimental impact upon the amenity of neighbours; and
* Would not have a harmful impact upon highway safety.

Taking the above matters into consideration, 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 **Hannah Hodges**