OFFICER REPORT

Case No: 25/00059/HHFUL Householder (Full)

Proposal: Proposed vehicular access for residential dwelling

Location: 4 Pine Hill Park Sawtry Way Wyton

Applicant: Mr Richard Toombs

Grid Ref: 528657 273171

DESCRIPTION OF SITE AND APPLICATION

The application site at 4 Pine Hill Park is occupied by a two-storey detached dwellinghouse located along Sawtry Way directly to the east of Pine Hill Park in Wyton. There are no constraints relative to the site.

This application seeks permission for a proposed vehicular access for the residential dwelling.

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;
* 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
LP31: Trees, Woodland, Hedges and Hedgerows

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

Houghton & Wyton Neighbourhood Plan 2018-2036 (2018)

* Policy HWNP5 - Greens and verges

* Policy HWNP15 - Provision for the needs of new or expanded businesses

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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

RELEVANT PLANNING HISTORY

9300133FUL - Erection of dwelling Hilltop Mobile Home Site, Sawtry Way, Wyton (Permission)

CONSULTATIONS

Houghton & Wyton Parish Council - Neither objecting to or supporting the application, make the following comments:

o The dwelling has been separated from the ownership of Pine Hill Park and is applying for separate access
o Houghton & Wyton Neighbourhood Plan Policy 15 limits the number of new entrances on major routes. The B1090 is a bus route and a busy road with access to Wyton on the Hill, RAF Wyton and several businesses and dwellings on both sides of the road. It is also a link between the A141 for traffic to and from St Ives, and an alternative route when the A1123 is busy or blocked.
o HWNP Policy 5 aims to protect verges, particularly when they are characteristic and distinctive of an area. The loss of a verge would also lead to a loss of biodiversity and potential removal of two mature trees.

Officer Comments: Officers have taken note of the comments made by Houghton & Wyton Parish Council and they are addressed in the preceding sections of this report.

Cambridgeshire County Council Highways Officer - No objections subject to conditions.

HDC's Arboricultural Officer - No Objections.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

o Design and Visual Amenity
o Residential Amenity
o Impact on Trees
o Impact on Highway Safety

*Design and Visual Amenity

The application site at 4 Pine Hill Park is occupied by a two-storey detached dwellinghouse located to the east of Pine Hill Park, of which the dwelling has now been separated from and is privately owned. The application seeks permission for a new vehicular access to the residential dwelling. The entrance to the application site is set back approximately 7 metres from the highway edge, and measures 4.5 metres wide at the entrance to the application site, and approximately 11.5 metres wide where it connects to the highway. The proposal consists of an Acco drain at the entrance of the application site, and the access is served by a new dropped kerb.

The proposal also includes additional hardstanding surfaces within the site to be used for parking, with suitable space for 2 vehicles and manoeuvring, which is acceptable with regards to the size of the application site and scale of the dwelling. The proposed hardstanding surface for both the access and parking is made up from tarmac, which is consistent with a development of this nature and similar to that of the access to Pine Hill Park, as such is considered acceptable with regards to the design. The nature and scale of the development does not raise any significant concerns with regards to the visual amenity of the area and is in keeping with and appropriate to the character of both the dwelling and surrounding area.

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.

*Residential Amenity

Given the scale and type of development proposed, alongside having regard to adjacent properties, 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.

*Impact on Trees

The application site is boarded by a row of trees lining the north-eastern boundary where the new vehicular access is proposed. It is stated on Policy HWNP15 of the Houghton & Wyton Neighbourhood Plan that new development along the B1090 (Sawtry Way) should seek to retain existing trees, hedges and ditches wherever possible to protect the rural setting. It must be noted that although Policy HWNP5 protects identified greens and verges, the verge impacted by the proposed access is not one identified by the Houghton & Wyton Neighbourhood Plan which are valued for their biodiversity and contribution to the village's character and distinctiveness. Nonetheless, due to the potential biodiversity impacts on the grass verge and potential loss of trees, HDC's Arboricultural Officer has been consulted, and has made comments which have been summarised below and available to view in full on HDC's Public Access Site:

"It is clear that there are no trees of value at the site. Protection of trees could be completed under conditions for the development, but there is nothing of value to warrant such precautions."

Officers have taken into account the above comments made by the Arboricultural Officer, and whilst it is noted that there is a loss of part of the grass verge and trees are impacted, this is minimal and does not have a detrimental impact on the rural character of the area. Additionally, it is noted that the development would be exempt from Biodiversity Net Gain legislation. As such, whilst

the proposal results in some loss of biodiversity, this is minimal and taking into account the above comments made by the Arboricultural Officer this would be acceptable in this regard.

Therefore, having regard to the above assessment and advice of specialists, the development is considered to be acceptable with regard to its impact on trees and therefore accords with Policy LP31 of the Local Plan to 2036.

*Impact on Highway Safety

Due to the nature of the application, with the proposal involving a new vehicular access from the highway to a residential dwelling, Cambridgeshire County Council's Highway Authority was consulted. They have noted visibility splays are acceptable for the posted speed limit and the turning within the site, however vegetation which has been planted to screen the application site will need to be cleared or reduced to a height of 600mm and maintained as such.

The Highways Officer also states the position of the Acco drain needs altering, so that it is installed at the highway boundary. In this case, revised plans have been received by Officers which satisfies this. Additionally, a pre-commencement condition was requested from the Local Highway Authority which required the development of the watercourse along the frontage of the site to be constructed in accordance with a scheme approved by the LPA. Revised plans have since been received, and alongside written consent from the Lead Local Flood Authority, the Highways Officer is satisfied that the submitted details are sufficient to discharge the above.

Taking into account the above, it is concluded that the development is therefore acceptable in terms of its impact on vehicle movement and highway safety subject to conditions and therefore is acceptable with regards to 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;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Is acceptable with regard to its impact on trees, woodland, hedges and hedgerows;
* 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.

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