HUNTINGDONSHIRE DISTRICT COUNCIL

25/00276/HHFUL

OFFICER REPORT

Case No: **25/00276/HHFUL** **Householder (Full)**

Proposal: **New level platform and ramp to front entrance. Alter existing layout of driveway and re-surface with new permeable block paving.**

Location: **5 Ramsey Road St Ives PE27 5RF**

Applicant: **Mr A Hazelden**

Grid Ref: **531153 272069**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a detached bungalow located in a well-established residential area in St Ives. The site is within the St Ives Conservation Area.

The application seeks planning permission for a new level platform and ramp to the front entrance, alter the existing layout of driveway and re-surface with new permeable block paving.

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 34: Heritage Assets and their settings

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

0102743FUL – Extensions to dwelling and alterations including raising height of roof to provide first floor accommodation – Refused

0200842FUL - Extensions to dwelling - Permission

CONSULTATIONS

St Ives Twon Council recommend approval.

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
- Impact upon the Conservation Area

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).

Ramsey Road hosts a number of dwellinghouses of varying sizes and designs. No5 is a detached bungalow set back from the main road with a large block paving driveway.

The application seeks permission for a new level platform ramp to the front entrance, alter the existing layout of the driveway and re-surface with new permeable block paving. The proposed ramp would be an L shape leading to a level platform to the front of the dwelling and would have a minimum of 1:15 gradient with 1500mm wide runs and level turning platforms. There would be a minimum 150mm upstand installed around the edge of each run to provide a wheelstop and steps to the front. The brickwork would match the existing dwelling. The proposal would also include extending the existing driveway into the existing grass area at the front of the site and the driveway would be re-surfaced with permeable block paving. Given the scale and design of the proposals, it is considered that the proposals would be in keeping with the character and appearance of the host dwelling and the surrounding area.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or 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.

In terms of neighbouring amenity, the proposals would be sited to the front of the dwelling and given the nature of the proposals, would not cause any detrimental harm to neighbouring amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Impact upon the Conservation Area

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.

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2023 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2023 also states that great weight should be given to the conservation of a heritage asset.

The site falls within the St Ives Conservation Area. Given the nature of the proposals, and the matching materials used for the proposed ramp and block paving, it is not considered that the proposal would cause any detrimental harm to the character and appearance of the St Ives Conservation Area.

It is therefore considered that the proposals would not result in unacceptable harm to St Ives Conservation Area and the proposals accord with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

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;
* Would not have a harmful impact on designated heritage assets.

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**