HUNTINGDONSHIRE DISTRICT COUNCIL

24/02217/CLPD

OFFICER REPORT

Case No: **24/02217/CLPD** **Certificate of Lawfulness proposed**

Proposal: **Lawful development certificate for proposed change of surface to vehicle parking and turning area from concrete to gravel.**

Location: **34 Hamerton Road Alconbury Weston Huntingdon**

Applicant: **Mr Nick Baker**

Grid Ref: **517772 276977**

DESCRIPTION OF SITE AND APPLICATION

This application is for a Certificate of Lawful (Proposed) Development for works relating to the proposed change of surface to vehicle parking and turning area from concrete to gravel.

The application site comprises a two-storey detached dwellinghouse which is a Grade II Listed Building and a number of outbuildings located in Hamerton Road Alconbury Weston. The site is also within Eaton Ford and within the Alconbury Conservation Area.

All relevant permitted development rights remain intact, notwithstanding that the site includes a Grade II Listed Building.

The plans submitted for the proposed development, drawing 1614-p-02 'Proposed Site Plan' and 1614-p-03 'Proposed Garden Plan' received by the Local Planning Authority on 13th November 2024 indicate that the parcel of land to the rear of the dwelling serving as a parking turning area currently featuring defective concrete would be replaced with free-draining golden gravel on porous semi-compacted selected hardcore subbase. Kerb edging would be installed to form gravel stop.

NATIONAL GUIDANCE

The Town and Country Planning Act 1990
The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)

RELEVANT PLANNING HISTORY

8101634FUL for ALTERATIONS AND EXTENSION TO DWELLING, PERMITTED 23.12.1981

8400111FUL for RE-ROOFING OF FARM HOUSE, PERMITTED 09.03.1984

8800227LBC for Erect front porch and replace front door, CONSENT GIVEN 12.05.1988

8802688FUL for Erect a double garage, PERMITTED 07.04.1989

9100054FUL for Erection of garage, PERMITTED 07.03.1991

9800673LBC for Internal alterations including reconstruction of Inglenook fireplace & removal of wall linings & replacement CONSENT GIVEN dated 17.07.1998

9801342LBC for Removal & replacement of render, CONSENT GIVEN 28.10.1998

0700835FUL for Extension and alterations to dwelling, CONSENT GIVEN 26.04.2007

0700836LBC for Extension and alterations to dwelling, CONSENT GIVEN 26.04.2007

23/01544/HHFUL for Erection of a garden studio/officer building, PERMITTED 25.10.2023

CONSULTATIONS

No consultations required.

REPRESENTATIONS

None

SUMMARY OF ISSUES

The proposed walls must be assessed against The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) to determine whether the proposal is 'permitted development' or would require an application to be submitted for planning permission. Schedule 2 - Part 1 - Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) permits hard surfaces incidental to the enjoyment of a dwellinghouse. This legislation allows for permitted development only when the following criteria are satisfied:

Development is not permitted by Class F if—
(a)permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class [G,] M, [MA,] N, P, PA or Q of Part 3 of this Schedule (changes of use);

Officer Comment: Compliant

Or (b)the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)

Officer Comment: Compliant

Schedule 2 - Part 1 - Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) is subject to certain conditions as set out below:

(a)the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and

(b)the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres,
either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Officer Comment: In terms of (a), the proposed hard surface would be situated between a boundary wall forming the principal elevation of the dwelling house and the highway.

In terms of (b) the proposed hard surface would be approximately 116 sqm, exceeding the required 5 m sq.

Furthermore, the use of gravel and semi-compacted selected hardcore subbase are considered to be a porous material, as set out within government guidance.

The plans submitted for the proposed development, drawing 1614-p-02 'Proposed Site Plan' and 1614-p-03 'Proposed Garden Plan' received by the Local Planning Authority on 13th November 2024 indicate that the parcel of land to the rear of the dwelling serving as a parking turning area currently featuring defective concrete would be replaced with free-draining golden gravel on porous semi-compacted selected hardcore subbase. Kerb edging would be installed to form a gravel stop.

CONCLUSION

In conclusion, the proposed works on submitted plan drawing 1614-p-02 'Proposed Site Plan' and 1614-p-03 'Proposed Garden Plan' received by the Local Planning Authority on 13th November 2024 is considered to be permitted within the meaning of Class F, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (amended) subject to the condition that the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

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CONTACT OFFICER:
Enquiries about this report to **Marie Roseaman**