rdc
Robert Doughty
Consultancy

32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA
Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Your ref: PP-13985675
Our ref: 1675 1 RJCD

01 May 2025

Head of Planning
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Dear Sir or Madam

MR D BRIDGE
APPLICATION FOR A RETROSPECTIVE CHANGE OF USE OF LAND SHOWN AS PUBLIC HIGHWAY TO LAND WITHIN THE RESIDENTIAL CURTILAGE OF 13 WASHINGLEY ROAD, FOLKSWORTH, PE7 3SY

We are instructed to apply for planning permission to regularise the use of land that forms part of the residential curtilage of the dwelling 13 Washingley Road in Folksworth.

The applicant, Mr Derick Bridge, purchased the house and garden in October 2014. The property included an extension, conservatory, a new wall and an additional access to the property that were completed by the previous owner following the grant of planning permissions 9601027FUL, 9701769FUL, 9800644FUL and 9800790FUL between 1996 and 1998. The works to complete these elements were undertaken not long after the planning permissions were granted and long before the current owner was familiar with the property.

Mr Bridge has enjoyed living in the property but on marketing the property for sale, discovered that a small part of the residential curtilage includes land recorded on the Cambridgeshire County Council system as part of the public highway. This is land adjacent to the public footpath that is to the north of the dwelling. The land is where the northern boundary of the residential curtilage is located and includes part of a block paved drive and boundary wall built prior to the current owner occupying the dwelling.

The County Council has helpfully advised Mr Bridge as to how to seek the removal of the highway rights from the land, indicating the simplest route is to apply for planning permission, therefore enabling the rights to be removed to facilitate development pursuant to Section 247 of the Town and Country Planning Act 1990 as amended.

We have advised Mr Bridge that he would be eligible for an application for a Lawful Development Certificate, but the provisions of Section 247 of the Act require a planning permission to be granted to enable highway rights to be removed.

We are, therefore, required to seek planning consent for the change of use that does not require any physical change to the land, which is the same as it was when the property was purchased in 2014, and you will note we submit the same plan to show the existing and the proposed, because the application does not include any operational development.

Your ref: PP-13985675
Our ref: 1675 1 RJCD

01 May 2025

Head of Planning
Huntingdonshire District Council

Biodiversity Net Gain (BNG) Statement
The application proposal is for a change of use of land with no impact on any area of habitat. The application is, therefore, exempt from the mandatory BNG provisions.

We trust you will receive this application favourably and that a positive decision can be made to enable Mr Bridge to resolve this rather unique set of circumstances.

Yours faithfully

[redacted]

Robert J C Doughty MRTPI

@RobertDoughtyConsultancy
@RDC_Ltd
robert-doughty-consultancy-limited

Robert Doughty Consultancy Limited
Registered in England No. 4084500
VAT Reg No. 364 7780 17