PLANNING CONSULTATION RESPONSE

To: Kevin Simpson Huntingdonshire District Council Pathfinder House St Marys Street Huntingdon PE29 3TN	**Place & Sustainability** **Highway Development Management** Cambridgeshire County Council West Highways Division Huntingdon Highways Depot Stanton Way Huntingdon Cambs PE29 6PY
App Reference: 25/00326/FUL Date In:05/03/25 Date Out: 25/03/25	**Contact**: Sonia Hansen

RE: ***Application description***

Proposal: New single storey dwellinghouse with private amenity land and parking
Location: Land at 1 Fellowes Drive Ramsey

On the basis of the information submitted, the Local Highway Authority has no objections in principle, however, the following points require attention to make the development acceptable in highway terms:

Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted that there are no pedestrian visibility splays marked on the Drawing number 22311_01 rev E for the access to the proposed dwelling. The footway does not extend beyond the property boundary to the south on Park Road. Drawing number 22311_02 Rev E shows a reduced height boundary fence. The frontage should be no higher that 600mm high within 2m of the access. The access should remain ungated.

Please request that the applicant shows a pedestrian visibility splay to the north of the proposed dwelling access on the submitted drawings. Please forward the amended drawing showing the above visibility splay to the Highway Authority for approval.

The proposed parking for the new dwelling removes existing parking provision for the host dwelling. Drawing number 22311_01 rev E shows a new parking area for two cars parked parallel; however, this is not within the red line boundary. The provision of parking for the host property should be conditioned and it is recommended that the red line boundary is revised to include the proposed parking area for the host dwelling.

Parking two vehicles independently of each other in front of the proposed dwelling is likely to be awkward. Ideally the proposed dwelling would be located further back to allow more room for manoeuvring.

Please let me know if the applicant is unwilling or unable to amend the plan as recommended so that I can consider making alternative recommendations.

Sonia Hansen
Assistant Engineer
Highways Development Management