HUNTINGDONSHIRE DISTRICT COUNCIL

25/00464/HHFUL

OFFICER REPORT

Case No: **25/00464/HHFUL** **Householder (Full)**

Proposal: **Extension of existing dropped kerb to cover the front of the property**

Location: **49 Broadway Yaxley Peterborough**

Applicant: **Mr Greg Stout**

Grid Ref: **518922 292795**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey semi-detached dwellinghouse located on Broadway in Yaxley. There are no constraints relevant to the site.

The application seeks planning permission for the extension of the existing dropped kerb to cover the front of the property.

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 17: Parking Provision and Vehicle Movement

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

16/00704/HHFUL - Replacement single storey extension and garage – Permission

16/01614/HHFUL - Proposed garage to replace previously approved garage under planning application 16/00704/HHFUL (amended description) – Permission

17/01132/NMA - Amendment to 16/01614/HHFUL: Change of brick type – Other consent

CONSULTATIONS

Yaxley Parish Council support the application.

County Highways: noted that the application is to extend the existing drop kerb for another 4.5m. The kerb at this point contains a kerbside drainage outlet which would need to be replaced with a catchpit gulley positioned such that it is outside of the wheel track. The highway runoff could be an issue with relocating the gulley and works to carriageway levels may be required. The scale of the works to regularise the drainage could be prohibitive. Whilst the Local Highway Authority raises no objections to the proposed development, due to the complexity of the drainage works, a short form section 278 agreement with the Highway Authority would be required before the works commence.

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
- Highway Safety, Parking Provision and Vehicle Movement

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).

The application site is a two-storey semi-detached dwellinghouse. The property has a hardstanding driveway to the east and a small, gravelled area at the front.

The application seeks permission for the extension of the extension of an existing dropped kerb measuring approx. 4.5 metres, to allow cars to park at the front of the dwelling, which is already used as off-road parking. It is noted that the majority of neighbouring properties in the immediate vicinity benefit from dropped kerb access. Therefore, it is considered that the scale, bulk and design of the complements the host dwelling and would not harm the general character and appearance of the 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.

Due to the nature of the proposal, there is no impact in terms of residential amenity on neighbouring properties. The development is therefore considered acceptable and would not have a significant impact upon residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Highway Safety, Parking Provision and Vehicle Movement

The proposed driveway extension would improve the accessibility for the owners to access off road parking. Therefore, given the scale and siting of the proposal, it is considered that the proposal would not have an adverse impact on highways safety.

County Highways raise no objections to the proposed dropped kerb extension. An informative shall be added to make the applicant aware that due to the nature and complexity of the of the drainage and highways works proposed, this will necessitate the completion of a Section 278 Highway Works Agreement between the developer and the Local Highways Authority prior to commencement.

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;

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**