PLANNING CONSULTATION RESPONSE

To Robyn Kerrigan 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: 25/01037/HHFUL Date In: 19/06/25 Date Out: 23/06/25	**Contact**: Sonia Hansen

RE: ***Application description***

Proposal: Remove rear extension and replace with a double and single storey extension, addition of a bay window, drop kerb, remove paint from brick work at the front and change the wall to railings on the front aspect

Site address: 6 East Street Huntingdon PE29 1WZ

Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted that the proposal is to create a vehicular access with a dropped kerb at the side of the dwelling. The boundary wall on the southeast side of the dwelling may obstruct pedestrian visibility when emerging from the access and would need to be reduced to a height of 0.6m to achieve 2m x 2m pedestrian visibility.

Based on the information submitted, from the perspective of the Local Highway Authority the proposed development is acceptable.

If the Local Planning Authority are mindful to approve the application, please append the following Conditions to any consent granted:

HDMC 11 Prior to the first occupation of the development (or prior to commencement of the use hereby permitted) any gate or gates to the vehicular access shall be set back a minimum of 5m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.

Reason: In the interests of highway safety.

HDMC 14 Prior to the first occupation of the development (or prior to the commencement of the first use) the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

HDMC 21 The existing front boundary walls shall be reduced to and maintained at a height not exceeding 0.6m above the level of the highway carriageway.

Reason: In the interests of highway safety.

HDMC 26 The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent surface water discharging to the highway.

HDMC 28 A metalled surface shall be provided for a minimum distance of 5m along the access road from its junction with the public highway.

Reason: To prevent mud and extraneous material being deposited on the highway.

INFORMATIVES

HDMI 1 If this development involves work to the public highway, it will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

Dropped kerb

The applicant should note that the nature of the highway works proposed will necessitate the completion of a Section 184 Highway Works Agreement between the developer and the LHA prior to commencement**.** Dropped kerbs and access protection markings - Cambridgeshire County Council

Sonia Hansen
Assistant Engineer
Highways Development Management