HUNTINGDONSHIRE DISTRICT COUNCIL

25/01085/HHFUL

OFFICER REPORT

Case No: **25/01085/HHFUL** **Householder (Full)**

Proposal: **Change the entrance from gravel to tarmac, which would be surrounded by a concrete edging strip**

Location: **2 Grove End Hilton Huntingdon**

Applicant: **Mr Simon Aldridge**

Grid Ref: **529140 266237**

DESCRIPTION OF SITE AND APPLICATION

The application site is a two-storey detached dwellinghouse located on Grove End in Hilton. The application relates to the site entrance of Grove End. The site is within the Hilton Conservation Area and Hilton Village Hall, a Grade II Listed Building is sited approx. 53 metres to the south-east.

The application seeks planning permission to change the entrance to Grove End from gravel to tarmac which would be surrounded by concrete edging strip.

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

LP 34: Heritage Assets and their Settings

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

None relevant.

CONSULTATIONS
Hilton Parish Council were consulted but no comments were received at the time of determination.

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
- Impact on the Conservation Area
- Trees
- Highway safety

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 detached dwellinghouse located at Grove End in Hilton. This application relates to the site entrance of Grove End.

The application seeks to change the entrance from gravel to tarmac, which would be surrounded by a concrete edging strip.

The existing entrance is a gravelled access leading to three dwellings. The proposed hardstanding would measure approximately 8 meters in width and 4.8 meters in length, aligning with the existing column pillars at the entrance. The existing gravel surface will be removed and replaced with a layered construction consisting of 150mm of hardcore base topped with 80mm of tarmac. Additionally, a 50mm edging strip will be installed on a 150mm base to provide structural support and a clean finish to the hardstanding edges. The sides of the new tarmac surface will be softened with appropriate foliage and grass dressing to integrate the hardstanding into the surrounding landscape. The replacement of gravel with tarmac aims to prevent the spread of loose gravel onto the public highway, which can pose safety hazards and maintenance issues.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding 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.

Given the nature and scale of the proposal, it is not considered that the development would cause an adverse impacts on the residential amenity of neighbouring properties. It is not considered that the proposals would result in any unacceptable harm to neighbouring sites with regard to overbearing impact, overlooking, loss of light of loss of privacy.

Overall, the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light 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.

Impact on Heritage Assets

Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The application site is located within the Hilton Conservation Area, with the Grade II listed Hilton Village Hall situated approximately 53 meters to the southeast. The proposal to replace the existing gravel entrance with a tarmac surface involves a change of materials but does not involve any alteration to the existing entrance’s footprint or structural elements such as the existing column pillars. The proposed materials are standard for driveway surfacing and will not detract from the character or appearance of the Conservation Area. Furthermore, due to the distance, scale, and nature of the works, there will be no adverse impact on the setting or significance of the Grade II listed Village Hall. The proposal is therefore considered to preserve the special architectural and historic interest of the heritage assets.

Overall, it is considered that the proposals would preserve the character and appearance of the Hilton Conservation Area and would not result in any unacceptable harm to the Conservation Area and proposals accord with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

Trees

There are a number of trees in close proximity to the proposed entrance re-surfacing works that benefit from protection due to their location within the Hilton Conservation Area. The application proposes no works that would directly affect these trees including no excavation within thew root protection areas. The existing layout and extent of the driveway will remain largely unchanged, with the new tarmac surface constructed over the existing gravel area. It is therefore not considered that the proposal would an adverse impact on trees and accords with Policy LP31.

Highway safety

The proposed replacement of the existing gravel entrance with a tarmac surface is intended to improve safety by preventing loose gravel from spreading onto the adjacent public highway. Loose gravel can create hazardous conditions for both vehicles and pedestrians by increasing the risk of skidding or slipping. The hard, smooth tarmac surface will provide a stable and durable access point that improves vehicle manoeuvrability and reduces the potential for debris on the road. The dimensions of the entrance, at 8 meters wide and 4.8 meters long, are sufficient to accommodate vehicles entering and exiting the site safely without encroachment onto the highway. No alterations to the existing access geometry or visibility splays are proposed, and the replacement surface will

not obstruct or impede pedestrian or vehicular movement. Consequently, the proposal is considered acceptable in terms of highway safety and accords with LP17.

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;
* Would not have a harmful impact on designated heritage assets;
* Would not have a significantly detrimental impact upon highway safety

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**