HUNTINGDONSHIRE DISTRICT COUNCIL

24/01894/HHFUL

OFFICER REPORT

Case No: **24/01894/HHFUL** **Householder (Full)**

Proposal: **Extend existing dropped kerb to the east by 4 kerbstones to match existing parking area**

Location: **23 Bishops Way Buckden St Neots**

Applicant: **Mr Andrew Scott**

Grid Ref: **519657 267876**

DESCRIPTION OF SITE AND APPLICATION

This application relates to 23 Bishops Way, a two-storey detached dwelling in the village of Buckden.

The proposal seeks to extend a dropped kerb to the front of the dwelling onto Bishops Way.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2023) (NPPF 2023) paragraph 8 sets out the three objectives - economic, social, and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 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 2023 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural environment;

Planning Practice Guidance and the National Design Guide 2021 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 and Vehicle Movement

Buckden Neighbourhood Plan 2020 - 2036
Policy 5.6 Building Design
Policy 7.9 Transport

Supplementary Planning Documents - Subjected to Public Consultation proper to adoption by HDC
Landscape And Townscape Supplementary Planning Document 2022
Cambridgeshire Flood and Water Supplementary Planning Document 2017
Huntingdonshire Design Guide Supplementary Planning Document 2017

PLANNING HISTORY

No relevant planning history.

CONSULTATIONS

Buckden Parish Council were consulted, no comment received at the time of determination.

CCC Highways have been consulted and raise no objections.

REPRESENTATIONS

No representations have been received at the time of determination.

SUMMARY OF ISSUES

The key issues to be considered are as follows: -
Design and Visual Amenity
Residential Amenity
Parking

Design and Visual Amenity
The relevant policies within Huntingdonshire's local plan to 2036, relating to Design and Visual Amenity are LP 11 Design Context and LP 12 Design Implementation. In addition, Policy A3 (Design) of Buckden Neighbourhood Plan 2020-2036 and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022 apply.

The nature and scale of the development does not raise any significant concerns with regards to visual amenity and is in keeping and appropriate to the character and appearance of the area.

Therefore, it is considered to be acceptable with regard to design and visual amenity and accords with Policies LP11 and LP12 Huntingdonshire's Local Plan to 2036, Policy 5.6 (Building Design) and 7.9 (Transport) of Buckden Neighbourhood Plan 2020-2036 and Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022, in this regard.

Impact on residential amenity
Regarding residential amenity, the relevant policy within the local plan to 2036 (LP 14 Amenity), applies.

No objections have been received from neighbouring occupiers. Due to the nature and scale of the proposal, it is considered that it is unlikely to cause significant impact on neighbour amenity.

Therefore, the development is considered acceptable in terms of neighbour amenity and would not have a significant detrimental impact upon it. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan to 2036 and paragraph 135 of the NPPF (2023).

Highway Safety
In this regard, the relevant policy within the local plan to 2036 (LP 17 Parking Provision and Vehicle Movement) seeks to incorporate appropriate space for vehicle movements, facilities and accessibility for service and emergency vehicles.

The proposal seeks to extend the current dropped kerb in front of the property to allow space for use of an additional parking space on the driveway.

CC Highways have been consulted and comment "Following a review of the documents provided to the Highway Authority as part of the above planning application., it was noted that the applicant proposes to extend the dropped kerb by 4 kerbstones to facilitate the access for an extra parking space for 23 Bishops Way, this is acceptable.

Officers note the comments made by the CCC Highways officer regarding the suggestion of a condition relating to the construction specification and an informative to advise the applicant to make a separate application to the Highway Authority for the extension of the dropped kerb under section 184 of the Highways Act 1980. It is therefore recommended that this condition and informative be attached to the permission

Officers have considered the comments received from CCC Highways and the submitted information, and are satisfied that the proposal will not present a detrimental impact on highway safety and vehicle parking and movement.

Given the above, it is considered that the proposal accords with Policy LP17 of Huntingdonshire's Local Plan to 2036.

CONCLUSION

Given the above, the proposed development is considered to be compliant with relevant national and local planning policies, in that it:

* Is of an appropriate scale and design
* Would not have a harmful impact upon the character and appearance of the area;
* Would not have a significantly detrimental impact upon the amenity of neighbours; and
* Would not have a harmful impact upon highway safety and is acceptable with regards to parking provision.

Taking the above matters into consideration, 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 **Andrea Dollard**