OFFICER REPORT

Case No: 25/00503/HHFUL Householder (Full)

Proposal: Extension of driveway to meet existing dropped kerb

Location: 7 Longstaff Way Hartford Huntingdon

Applicant: Mr Edward Hayden

Grid Ref: 525489 272639

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located in Hartford. The site sits within the Hartford Conservation Area and there are two Grade II Listed buildings adjacent to the site.

The application seeks planning permission for the extension of the driveway to meet an existing dropped kerb.

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

97/00427/FUL – Erection of garage – Erection of garage – Refused

97/01156/FUL – Erection of double garage – Permission

98/01700/FUL - Erection of conservatory – Permission

15/01910/TRCA - Removal of 8m Silver Birch, 2 Plum trees to be planted to control the loss of the Silver Birch. – Consent

20/01755/TRCA - Removal of approx 20ft pine tree. The applicant will replace with a more attractive and appropriate tree in a suitable area. - Consent

CONSULTATIONS

Hartford Parish Council had no comments to make.

County Highways: Following a review of the updated drawing RNE2523 2-3001 P2 22/4/25 from the perspective of the Local Highway Authority the proposed development is acceptable.

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 Heritage Assets
- 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 detached dwellinghouse. The property fronts directly onto the highway and has vehicular access with a dropped kerb leading to a gravel driveway and garage.

The application seeks permission for the extension of the driveway to meet the existing dropped kerb. The current access is a dropped kerb with a grass verge leading to entrance gates. The driveway would extend to meet the existing dropped kerb and measure approx. 5.2 metres in depth and 3.050 metres in width. The driveway would be formed of sealed tarmac in a colour to match the existing pedestrian footpath with a perimeter of 50mm edging strip and a new ACO slot

drainage channel. It is noted that a similar driveway access exits nearby along Longstaff Way to the west.

The proposal by virtue of its siting, scale, size, design and materials would be in keeping with the character and appearance of the host dwelling and 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.

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.

Impact on Heritage Assets

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset.

The application site is within the Hartford Conservation Area and adjacent to two Grade II Listed Buildings, 27 Main Street and 35 Main Street. The proposed driveway extension would be a modest alteration to the existing driveway and dropped kerb and would not result in harm to the significance of the nearby grade II listed buildings and will not result in harm to Hartford Conservation Area.

It is therefore considered that the proposal accords with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

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.

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.

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:
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