

DELEGATED OFFICER REPORT

Site Address: 145 London Road, Waterloo, PO7 7SL
Proposal: Installation of a dropped kerb and permeable block paving to create a driveway at the front of the property.
Application Type: Full Planning Permission
Application No: APP/24/01025 Expiry Date: 22/04/2025
Applicant: Mrs Pitney
Agent: Case Officer: Jennie Fox
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 145 London Road is a two-storey semi-detached dwelling to the north-west of London Road. The property is finished in painted brickwork with white uPVC fenestration under a slate roof, and the frontage at the time of the site visit was a mixture of gravel and soil with no planting or front boundary treatment. There is an approximately 1m high brick wall to the front north-east boundary and close-boarded fencing of a similar height to the south-west boundary. Pedestrian access is from London Road. The property has an approximately 23m long rear garden leading to an existing single garage and lean to shed adjacent to the north-west boundary. The existing garage is accessed via Jubilee Road to the north-east.
- 1.2 The surrounding area is predominantly residential, with two and three storey dwellings in a variety of styles and materials, but also includes several community buildings. No. 143 adjacent has a frontage with a permeable block driveway and dropped kerb similar to the proposals. There is a cycle lane marked on the footpath in front of the application site and neighbouring properties in this section of London Road

2 Planning History

No relevant history.

3 Proposal

Installation of a dropped kerb and permeable block paving to create a driveway at the front of the property.

Officer Comment

The location plan was updated to include the existing rear garage within the red line following a visit to the site.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020: N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comments received.

Councillor Peter Wade

No comments received.

Councillor Ryan Brent

No comments received.

Hampshire Highways

Letter received 17 March 2025

The proposal relates to the provision of a parking forecourt to the front of 145 London Road with a proposed dropped kerb access to London Road. The proposal relates to a similar provision, previously permitted, to the neighbouring property numbered 143. Vehicles will be required to cross the shared footway/cycleway however, adequate visibility is available to/from pedestrians/cyclists with the manoeuvring of vehicles in/out occurring at low speeds.

The proposed dropped kerb provision will require works to be undertaken to ensure adequate drainage of the public highway is provided including the provision of kerbing to tie into the adjacent provision (mini beany type kerbing) and to ensure an access chamber is retained for future cleansing.

Whilst HCC Highways Development Planning has no objection in principle to the proposed dropped kerb, the developer should be made aware that subject to any planning permission that may be granted by the Local Planning Authority, a subsequent permission will need to be granted by HCC as Highways Authority to undertake the dropped kerb works on the highway.

Having regards to the above comments the Highway Authority would recommend no objection – subject to the following comments and the further approval relating to the provision of the proposed dropped kerb and the following condition.

HARD SURFACE MATERIALS PROVISION

The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous

surface within the site.

Reason - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

Officer Comment

A condition has been added in line with the above comment.

Property Services Manager

No comments received.

Southern Gas

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Officer Comment: *The site is close to a Medium Pressure Gas Pipe an Informative is recommended to be added to highlight Southern Gas comments to the applicant.*

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 21

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

A neutral comment was received with observations on the existing access and parking arrangements from Jubilee Road.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways implications
- (v) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 The proposals include installing permeable block paving to the frontage of the property as well as a new 5.5m wide dropped kerb to London Road. The materials proposed would be permeable block paving similar to the existing block paving at the neighbouring property.

7.4 The extension to the existing dropped kerb would not materially harm the visual appearance or characteristics of the site, or the surrounding area. It is not considered that the extended drop kerb would detract from the existing appearance or function of the site.

7.5 Given that the existing vehicular access is via a narrow and somewhat congested private drive, and that the existing parking provision is some 25m from the main house, it is noted that the proposal would allow vehicles to park and access the site more easily and therefore has a functional purpose. Having regard to the limited visual

change that would be made it is considered that the development would accord with the objectives of policy CS16 of the Havant Borough Local Plan (Core Strategy).

- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.8 The extended drop kerb does not result in any harm to the residential amenities of adjoining properties.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways implications

- 7.10 The Highways Authority was consulted and has confirmed that they have no objection to the scheme, provided a condition is placed upon any permission to ensure that the materials used are either made of porous materials or that provision is made to ensure any direct run-off water from hard surfaces is to a permeable or porous surface within the site. An informative has also been added advising the applicant that permission is also required from the Highways Authority for the associated works to the highway.

(v) Biodiversity Net Gain (BNG)

- 7.11 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/01025 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Date Produced 28th December 2024

Annotated Dropped Kerb Plan

Annotated Hard Standing Plan

Reason: - To ensure provision of a satisfactory development.

- 3 The proposed hard surface(s) shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface(s) to a permeable or porous surface within the site.

Reason - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway having due regard to Policies CS15 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.