
Site Address:	31 Littlegreen Avenue, Havant, PO9 2LE		
Proposal:	Proposed dropped kerb.		
Application No:	APP/21/00277	Expiry Date:	04/06/2021
Applicant:	Mr/s Fletcher		
Agent:	Mr Walker	Case Officer:	Joseph Toole
	Parkers Design		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

31 Littlegreen Avenue, Havant, is located to the north side of Littlegreen Avenue on the corner. The application site is a two storey end of terrace property comprising red brick and red roof tiles. The property currently does not have on site car parking.

The property is located within a residential area with properties of similar style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

54/03141 - Outline for layout of roads and plots for the erection of 566 dwellings, UNK,31/08/1954

3 Proposal

Proposed dropped kerb.

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)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Alex Rennie

No Comment.

Councillor T Hart - Bondfields

No Comment.

Developer Services, Southern Water

Please find the attached extract from Southern Water records showing the approximate position of public foul sewer within the site. The exact position of the public foul sewers must be determined on site by the applicant.

Please note:

- The 225 mm public foul sewers requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public foul sewers without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public foul sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: [southernwater.co.uk/media/3011/stand-off-distances.pdf](https://www.southernwater.co.uk/media/3011/stand-off-distances.pdf)

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Hampshire Highways

Thank you for consulting the Highway Authority on the above planning application.

The proposed dropped kerb is in-keeping with other accesses in the area and is therefore considered acceptable. To implement the dropped kerb, a Section 184 licence will be required, further details of which are available via the following link: <https://www.hants.gov.uk/transport/parking/droppedkerbs>.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Highways
- (v) Drainage

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed development is not considered to have an adverse impact on the character of the area with other surrounding properties having dropped kerb with parking to the front.

7.4 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) Effect on neighbouring properties

7.5 The proposed development would not have a negative impact upon any of the neighbouring properties.

7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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

7.7 Hampshire Highways commented on the application and raised no objection.

(v) Drainage

7.8 Southern Water were consulted on the application and raised no objection.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00277

- 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:

Proposed Site Plan - P102A
Existing and Proposed Elevations - P103
3D view - P105
Location Plan - P107

Reason: To ensure provision of a satisfactory development.