
Site Address: 29 Freshfield Gardens, Waterlooville, PO7 7TL
Proposal: Proposed dropped kerb to rear of property facing London Road and erection of 1.8Metre high perimeter fencing and gates
Application Type: Full Planning Permission
Application No: APP/22/00661 Expiry Date: 04/11/2022
Applicant: Mr S Dover
Agent: Mr Bramble-Stewart Case Officer: Denise Sheath
 GBS Designs
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

29 Freshfield Gardens, Waterlooville, is a two storey property constructed with red/brown brick, and a hung tiled roof. The property benefits from a single storey detached garage to the western side elevation of the property. Due to the unique orientation of the property the front entrance to the property faces on to London Road with the rear elevation facing onto Freshfield Gardens. Therefore the property has a small rear garden with a patio and laid to lawn area and large laid to lawn frontage.

2 Planning History

None relevant.

3 Proposal

Proposed dropped kerb to rear of property facing London Road and erection of 1.8 metre high perimeter fencing and gates

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)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

There are two mature trees within the site that will be affected by the proposals, both of which have been identified for removal. They are not considered to meet the criteria necessary for the making of a new TPO.

Recommendation:

I raise no objection to the proposals and if you are minded to permit the application, I would recommend that a suitably worded condition is imposed requiring the applicant plant two replacement trees within the site

Arboriculturalist - Further Comments following further info from Agent

I'm happy with the works as proposed. They may struggle to source an ash though, so they may need to change the species. Provided it's a medium / large native species I can't see there being an issue.

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Furthermore, 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).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Hampshire Highways - Initial Response

Whilst the applicant has submitted visibility splays for the proposed access they are not in accordance with Hampshire County Council Technical Guidance TG3 and should be revised. Pedestrian intervisibility splays should also be submitted for consideration to ensure the proposed height of the fence does not block visibility. Further information can be found at the following link: TG3 - Stopping Sight Distances and Visibility Splays (hants.gov.uk)

Regarding the driveway, vehicles must drive over a hardstanding driveway and not grass with crates for vehicles to pass over as the proposals currently stand. Driving over grass is likely to transfer mud onto the highway during periods of wet weather which would be a highway safety concern. This should be revised.

The Highway Authority will require an alternative drainage solution to be submitted due to the impact that the dropped kerb will have on the current drainage features within the kerb line.

Additionally, it is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link: [Apply for a vehicular access | Hampshire County Council \(hants.gov.uk\)](#). It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee. The applicant should also be aware that if an existing access is to be closed, a full height kerb should be reinstalled. Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be made.

Hampshire Highways - Further Response Received 22 November 2022

Thank you for your reconsultation on the above planning application. The Highway Authority wish to make the following comments.

The Highway Authority note that vehicular visibility splays and pedestrian intervisibility splays have not been provided in accordance with HCC TG3 and should be submitted for consideration. Further information can be found at the following link: [TG3 - Stopping](#)

[Sight Distances and Visibility Splays \(hants.gov.uk\)](#). Dimensions should be shown clearly on the drawings.

It is noted that drawing 29 Freshfield 04 has been updated showing a block paved drive for vehicles to drive over instead of crates over grass as previously proposed. This is considered acceptable.

No alternative drainage solution has also been proposed for the dropped kerb. The proposed drop kerb stones should have a perforated centre to allow water to drain in the same way that it does currently. Drawings should be updated to show this drainage solution.

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be made.

Hampshire Highways - Further Comments received 13 February 2023 following receipt of amended plans

Thank you for your reconsultation on the above planning application. The Highway Authority wish to make the following comments.

Whilst the vehicular visibility and pedestrian intervisibility splays as shown in drawing 29 FRESHFIELD 11 and 29 FRESHFIELD 14 respectively are not quite drawn in accordance with HCC TG3 guidance, the Highway Authority are satisfied that appropriate visibility can be achieved from the proposed vehicular access.

The Highway Authority are also satisfied with the dropped kerb arrangement (drawing 29 FRESHFIELD 15) where an appropriate drainage solution has been provided to be in keeping with the current design that is present in this location.

The applicant is reminded that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway.

Details of this procedure can be found via the following link: [Apply for a vehicular access | Hampshire County Council \(hants.gov.uk\)](#). It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee. The applicant should also be aware that if an existing access is to be closed, a full height kerb should be reinstalled.

Having regard to the above, the Highway Authority provide no objections to this planning application subject to the following condition:

ACCESS CONSTRUCTION PROVISION

The site access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.0 metres by 43.0 metres provided in accordance with the approved plan as shown in drawing 29 FRESHFIELD 11. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

Southern Gas Networks - stage 1

Please see attached information specific to your enquiry: (Please note if the attachment size was too large to send via email, you can download your information from the link provided below)

1. Plan. Extract from our mains record*. Please print in colour. For larger searches, do not rely on the 'overview' map for site works, use the details maps behind.
2. Letter. Including relevant safety information.
3. Other safety related information.

*Plans will not be sent if you receive a Mineral stop letter.

The Plan is an extract from our mains records of the proposed work area enclosed for your guidance. This plan only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or ones 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 accuracy of the information shown on this plan cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but you should look out for them in your area. Please read the information and disclaimer on these plans carefully. The information included on the plan is only valid for 28 days.

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 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 plant.

Damage to our pipes can be extremely dangerous for your employees and the general public. The cost to repair our pipelines following direct or consequential damage will be charged to your organisation.

Diversions

If you require any diversion costings, please visit the Dig Safely pages on sgn.co.uk for more information and email contact details.

If you require any further information please contact the number below.

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: 63

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
This development would benefit all residents of Freshfield gardens. As you can see, number 29 has a single parking space and is a large house with several driver occupants. The occupiers of number 29 have to park cars on the road due to the lack of driveway. No objection as will eas the parking problems with people blocking driveways and make it easier for delivery vehicles. Approval of this application would mean more parking available for other residents in the street alleviating the parking issues mentioned in the application. I am strongly for this application being approved.	Comments Noted.

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) Impact upon Trees
- (v) Highway Implications
- (vi) Southern Gas

(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 existing pedestrian gate and fencing to the boundary facing London Road will be removed and will be replaced with 1.8m timber fencing with timber entrance gates at a height of 1.8m and a width of 3.9m, the gates will open in an inward motion into the front garden of the application site so as to ensure the safest visibility to the highway and the pedestrian footpath when entering or leaving the site. Due to the mixed boundary treatments facing on to the London Road it is not considered that the proposed fencing and gates would be harmful to the visual amenity or character of the streetscene.

7.4 The installation of the dropped kerb would create a new vehicular access onto the London Road (A3). Many of the properties within the streetscene of London Road already benefit from a dropped kerb. It is therefore not considered the installation of a new dropped kerb would have a harmful impact upon the character of the streetscene.

7.5 The laid to lawn frontage will be replaced with porous block paving which will allow for adequate off road parking at the property. The Highways Authority have considered the block paving to be acceptable. It is not considered that the proposed block paving would have a harmful impact upon the visual amenity and character of the streetscene.

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) Effect on neighbouring properties

7.7 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, 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; only one representation expressing support..

(iv) Impact upon Trees

- 7.8 The proposal includes the removal of an Ash Tree due to Ash dieback, and remedial works to the Horse Chestnut tree which would include reducing the eastern canopy over the highway and foot path. The Councils Arboricultural Officer was consulted as part of the application and has raised no objection provided a condition is placed upon the decision to replace the Ash tree which is to be removed with a medium / large native species tree.

(v) Highway Implications

- 7.9 The Highways Authority have not objected to the proposed dropped kerb, or installation of gates fronting London Road providing a condition is placed upon the decision relating to access and construction. It is not considered that the dropped kerb would be detrimental to highway safety. An informative has also been placed within the decision to ensure the applicant is aware of the requirement to acquire a S184 licence to construct the dropped kerb. The proposal therefore accords with Policy DM13 of the Havant Borough Core Strategy 2011.

(vi) Southern Gas

- 7.10 Southern Gas were consulted on this application and provided information relating to when works get carried out. Relevant information can be provided to the applicant by way of an informative.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/22/00661 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:

Application Form - Received 13 July 2022

Planning Statement - Received 04 August 2022

Arboricultural Impact Assessment and Method Statement - Received 14 September 2022

Tree Protection Plan - Received 14 September 2022
 Location Plan - Drawing No. FRESHFIELD 10 - Received 24 January 2023
 Existing Block Plan - Drawing No. FRESHFIELD 04 - Received 16 November 2022
 Existing Parking Plan - Drawing No. FRESHFIELD 03 - Received 16 November 2022
 Existing Elevations - Drawing No. FRESHFIELD 01 - Received 04 August 2022
 Existing Fence/Pavement Plan - Drawing No. FRESHFIELD 02 - Received 04 August 2022
 Proposed Block Plan - Drawing No. FRESHFIELD 04 - Received 24 January 2023
 Proposed Site Layout - Drawing No. FRESHFIELD 09 - Received 24 January 2023
 Proposed Parking Plan - Drawing No. FRESHFIELD 07 - Received 24 January 2023
 Proposed Elevations - Drawing No. FRESHFIELD 05 - Received 24 January 2023
 Proposed Floor Plan - Drawing No. FRESHFIELD 06 - Received 24 January 2023
 Site Sections - Drawing No. FRESHFIELD 13 - Received 24 January 2023
 Entrance Sections - Drawing No. FRESHFIELD 10 - Received 24 January 2023
 Pedestrian Visibility Splay - Drawing No. FRESHFIELD 14 - Received 24 January 2023
 Dropped Kerb Elevations - Drawing No. FRESHFIELD 15 - Received 24 January 2023
 Visibility Splays - Drawing No. FRESHFIELD 11 - Received 02 February 2023

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The site access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.0 metres by 43.0 metres provided in accordance with the approved plan as shown in Drawing No. 29 FRESHFIELD 11 - Received 02 February 2023. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety having due regard to Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 5 In the first planting season following the date of felling the Ash Tree (T2); 1No. replacement tree is to be planted. The replacement tree shall be a medium / large native species tree and shall comply with BS3936:Part 1:1992. The replacement tree shall be planted at or near the site of the existing tree. If within a period of three years any tree planted as a replacement is cut down, felled, uprooted, removed, or dies, or becomes in the opinion of the Council seriously damaged or defective another tree of the same species and size shall be planted in the same location within the next planting season.

Reason: To conserve and safeguard the visual amenities of the locality having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework