
Site Address:	88A Priorsdean Crescent, Havant, PO9 3AU		
Proposal:	Dropped kerb, creation of hardstanding in front garden and fencing.		
Application No:	APP/20/00732	Expiry Date:	15/10/2020
Applicant:	Mr Andrew Day		
Agent:		Case Officer:	Joseph Toole
Ward:	Barncroft		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

88A Priorsdean Crescent, Havant, is located to the north west of Priorsdean Crescent. The application site is a two storey semi detached property comprising of cream render and concrete roof tiles. There is currently no vehicular access to the property. There is an existing 1 metre high fence to the front of 88A Priorsdean Crescent.

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

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

52/02094 - for the erection of 420 Wimpey Houses, UNK,22/12/1952

3 Proposal

Dropped kerb, creation of hardstanding in front garden and fencing.

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

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Pamela Crellin - Barncroft
No Comment.

Councillor Yvonne Weeks - Barncroft

No Comment.

Developer Services, Southern Water

Southern Water no objection to the above proposal.

Please find attached a plan of the sewer records showing the approximate position of a public sewers within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- The 225 mm public foul sewers require a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer 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 sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/default/PDFs/stand-off-distances.pdf.

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.

Hampshire Highways - 11/09/2020

The proposed location plan submitted does not include visibility splays from the new access. These splays should be included on the drawing to confirm that visibility is achievable in both directions from the access. Owing to the location of the hedge fronting the garden, the Highway Authority would seek a condition restricting the height of any future growth to maintain the northbound splay, if it can be demonstrated that it is achievable.

Hampshire Highways - 12/10/2020

The applicant has now submitted a plan which demonstrates the visibility achievable from the access. Northbound visibility has been shown to 28.5m which is considered acceptable owing to the bend in Priorsdean Crescent which is likely to reduce vehicle speeds as they route towards the Priorsdean Crescent/Barncroft Way junction.

The Highways Authority therefore raise no objection, subject to the following condition:

Access Construction Provision

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.4 metres by 28 metres provided in accordance with the approved plans. 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.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
- Dangerous road/corner	Please see Hampshire Highways comments and section 7.
- Restricted view	
- Would impact highway safety	

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) Impact on Highways
- (iv) 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 would involve a dropped kerb to the front of the property in order to gain car access onto the property. There would be an area of hardstanding for parking. It would be approximately 3.9 metres wide and 6.5 metres depth on the south west side and 5.7 metres depth on the north east side. There would also be fencing to the front with a height of approximately 1.1 metres.

7.4 The proposed development would not to out of keeping with the character of the area with the properties to the south west having dropped kerbs and hardstanding areas.

7.5 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 on Highways

7.6 Highways were consulted on the application and requested visibility splays to be provided. These were provided and subsequently Highways raised no objection subject

to a condition regarding access construction provision. This has been recommended to the decision notice.

(iv) Drainage

7.7 Southern Water were consulted on the application and had no objections.

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/20/00732

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

Block Plan

Proposed Site Plan

Visibility Splays

Reason: To ensure provision of a satisfactory development.

3 No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.4 metres by 28 metres provided in accordance with the approved plans. 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 CS16 of the Havant Borough Core Strategy.