
Site Address:	Tralee, Manor Road, Hayling Island, PO11 0QH		
Proposal:	Installation of dropped kerb.		
Application No:	APP/20/00169	Expiry Date:	29/04/2020
Applicant:	Mrs Lincoln	Case Officer:	Denise Sheath
Agent:			
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

Tralee, Manor Road, Hayling Island, is a semi detached two storey property constructed with red brick with painted render to the first floor elevations and a red/brown hung tiled roof. The property has a hard standing to the front of the property for the parking of vehicles. The boundary treatment to the front consists of an approximate 1m brick wall to the front and south elevations and high hedge along the northern boundary.

2 Planning History

None relevant

3 Proposal

Installation of 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)

Pre-submission Havant Borough Local Plan 2036

The Pre-submission Havant Borough Local Plan 2036 was approved by the Council on 30 January 2019 and was subsequently published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 4 February 2019 to 18 March 2019. After this period, the next stage in the plan preparation will be the submission of the Local Plan for independent examination and thereafter adoption. Until this time, the Pre-Submission Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication unless other material considerations indicate otherwise. Based on the current stage of preparation, along with the fact that the policies are compliant with the NPPF, the policies within the Pre-Submission Local Plan referenced below are currently afforded limited weight.

Policy IN4 - New accesses onto the A3023

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Hampshire Highways

Highways Development Planning raises no objections to this proposal.

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: 5

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:

- (ii) Impact upon the streetscene
- (iii) Highway Safety
- (iv) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria. The proposal in effect provides a new access onto the A3023, policy IN4 in the emerging Pre-submission Havant Borough Local Plan 2036, seeks to restrict new access onto the road unless it complies with a wider strategic mitigation schemes. However at this time in the development of the plan, this policy is currently afforded limited weight given the stage of the emerging plan, and therefore it would be unreasonable to refuse this application on this policy at this time.

(ii) Impact upon the streetscene

7.3 The existing streetscene is diverse and it is considered the visual impact of the new dropped kerb would be minimal. Therefore the effect on the streetscene is considered to be acceptable.

(iii) Highway Safety

- 7.4 The Development Engineer has no objection to the scheme. An informative should be added advising the applicant that permission is also required from the Highways Authority for the associated works to the highway. It is considered that the proposed dropped kerb would improve the current vehicular access to the site.

(iv) Effect on neighbouring properties

- 7.5 It is not considered that the proposed dropped kerb would be detrimental to the amenities of the occupiers of either neighbouring properties to the north and south of the application site as vehicular access has already been established. No letters of objection have been received in relation to this application.
- 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.

8 Conclusion

- 8.1 The proposal would not result in any undue harm to the streetscene and it is therefore considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00169 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 26 February 2020
Ownership Certificate B - 04 March 2020
Site Location Plan - Received 04 March 2020
Detailed Block Plan - Received 03 March 2020
Photographs - Received 26 February 2020

Reason: - To ensure provision of a satisfactory development.

