
Site Address: 216 Havant Road, Hayling Island, PO11 0LN
Proposal: Dropped kerb, driveway and garage to provide disabled access.
Application No: APP/20/00308 Expiry Date: 14/07/2020
Applicant: Mr Aylward
Agent: Mr Bramble-Stewart Case Officer: Denise Sheath
 Mr G Bramble-Stewart
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

216 Havant Road, Hayling Island, is a detached two storey dwelling constructed with red/brown brick with a hung tiled roof.

Many of the properties along the Havant Road have dropped kerbs with accesses to their properties as well as attached and detached garages.

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

2 Planning History

APP/18/00857 - Change of Use from domestic residential house to residential care home, PERM 03/10/2019

3 Proposal

Dropped kerb, driveway and garage to provide disabled access.

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

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

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: developerservices@southernwater.co.uk

Hampshire Highways

Thank you for consultation on the above planning application.

Having reviewed the location and block plan, the Highway Authority raise no objection to the proposed location of the dropped kerb onto Havant Road which will provide dedicated parking and access for the property.

It should be noted that the applicant will need to apply for a Section 184 license to undertake the works, further details of which are available on the following link:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>.

Whilst the Highway Authority does not raise any objection to the planning application, subject to the applicant securing the necessary license, it should be noted that there is an existing gully which may be impacted by the proposed access. This may require further works to maintain the current surface water drainage along this section of Havant Road.

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: 3

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) Flood Risk

(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 garage is to be attached to the northern elevation of the host dwelling and is to be constructed with brickwork to match the elevations of the host dwelling. The front elevation of the house is visible from Havant Road. The proposed garage will have a maximum height of 2.4m, a width of 2.8m and a depth of 5.8m, the proposed garage will be set back 8.4m from the front boundary and will have a 1m gap from the northern boundary, which is defined by a 1.8m wooden close boarded fence. Furthermore the elevations of the garage will be constructed with brickwork to match the elevations of the host dwelling, reducing any significant impact on the character of the area, which includes properties of varying sizes, styles and designs.

7.4 The proposed dropped kerb will create a vehicle access to the Havant Road, many of the properties along the Havant Road have dropped kerbs with access on to their properties, the installation of the dropped kerb would not have a significant impact on the character of the area.

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) Effect on neighbouring properties

7.6 To the front of the property is a dense area of trees and shrubbery, the proposal would not have any negative impact upon this area.

7.7 Due to the location of the proposed garage it would not be visible to the neighbouring property to the south (No.214) and therefore any impact upon this neighbouring property would be minimal and acceptable.

7.8 The neighbouring properties to the rear and north elevations are a significant distance from the proposed development. Therefore any impact upon these properties would be minimal and acceptable.

7.9 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

7.10 Hampshire Highways Department has no objection to the proposed location of the dropped kerb onto Havant Road which will provide dedicated parking and access for the property.

It should be noted that the applicant will need to apply for a Section 184 license to undertake the works. (An informative has been added to the decision advising of the license required).

(v) Flood Risk

7.11 The proposed development falls within Flood Zones 2 and 3, the proposal falls within the definition of 'minor development' in relation to flood risk and does not require a consultation or further action.

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/20/00308 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 17 April 2020

Design and Access Statement - Received 18 May 2020

Flood Risk Matrix - Received 19 May 2020

Location Plan - Drawing No 216HAVRD 13 - Received 18 May 2020

Proposed Parking Plan - Drawing No. 216HAVRD 10 - Received 18 May 2020

Proposed Block Plan with Boundary Treatment - Drawing No. 216HAVRD 11 - 18 May 2020

Proposed Block Plan - Drawing No. 216HAVRD 12 - Received 18 May 2020

Existing Floor Plan and Roof Plan - Drawing No 216 HAVRD 01 - Received 18 May 2020

Existing Ground Floor Plan - Drawing No 216 HAVRD 02 - Received 18 May

2020

Existing Roof Plan - Drawing No 216 HAVRD 03 - Received 18 May 2020

Existing Elevations - Drawing No 216 HAVRD 04 - Received 18 May 2020

Existing and Proposed Ground Floor Plan - Drawing No. 216HAVRD 05 -
Received 18 May 2020

Proposed Ground Floor Plan - Drawing No 216 HAVRD 07 - Received 18 May
2020

Proposed Roof Plan - Drawing No 216 HAVRD 08 - Received 18 May 2020

Proposed Elevations - Drawing No 216 HAVRD 09 - Received 18 May 2020

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.