
Site Address:	12 Selsmore Road, Hayling Island, PO11 9LB		
Proposal:	Extension of dropped kerb.		
Application No:	APP/19/00710	Expiry Date:	22/10/2019
Applicant:	Mr R Evans	Case Officer:	Selina Donophy
Agent:			
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey, semi- detached dwellinghouse located along the South side of Selsmore Road. The property currently has a hardstanding to the front with space for three vehicles and an existing dropped kerb. It also currently has a brick and rendered front boundary wall with a partitioned garden area to the right of the front entrance of the property.

2 Planning History

09/61920/002 - Single storey side and rear conservatories and detached garage.,
WD,09/10/2009
10/61920/003 - Single storey side and rear conservatories., WD,15/04/2010

3 Proposal

The proposal includes the extension of the existing dropped kerb to a proposed length of 9 metres for the property to accommodate 4 vehicles. The works would result in the removal of the boundary wall and garden area situated to the right of the front entrance.

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.

The impact of any works within highway/ access road on public apparatus located within the road shall be assessed and approved, in consultation with Southern Water, under NRSWA enquiry, in order to protect public infrastructure.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk.

Hampshire Highways

I refer to your consultation in respect of the above planning application.

I confirm the Highway Authority have no objection subject to the following Note to Applicant :-

Before undertaking any work which affects a public highway (including a public right of way) you must obtain specific written approval from the Director of Economy, Transport

and Environment at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or other works on or to the public highway. For further information, please contact highways.development.control@hants.gov.uk

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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/highway impact

(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/highway impact

7.3 This proposal includes the removal of the front boundary wall and the extension of the existing dropped kerb. Selsmore Road and the surrounding area lacks much on street parking due to the heavy vehicular use of Selsmore Road as a main road and the

extensive implementation of double yellow lines in both Selsmore and nearby roads. Due to this, many properties at the Western end of Selsmore Road have altered their driveways to accommodate more space for parking and this has altered the character of the street somewhat due to the addition of hard standings to front gardens. The alterations to the front garden area of this property to create additional parking spaces and the extension of the dropped kerb is not deemed to have an unacceptable impact on the character of the property and the streetscene.

- 7.4 A parking plan has been received showing the provision for four vehicles. The proposal has been altered, reducing the proposed spaces from the initially proposed 6 spaces, down to 4 as the space to the front of the property was not deemed big enough to meet the 4.8 x 2.4 metre parking space specifications. The plans now show one space to the right of the property entrance and three to the left, alongside space for bins and motorcycle parking, which is considered acceptable, meeting both parking standards and allowing safe maneuverability onto the highway. The highways Engineer has not objected to the proposed dropped kerb and hence it is not considered to be detrimental to highway safety.
- 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 It is not considered that the dropped kerb would be detrimental to the amenities of the occupiers of the neighbouring property as there is already vehicular access to the property and the changes to the front hard standing are not deemed to have any harmful impact on neighbour amenity.
- 7.7 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 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/19/00710 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:

Existing block plan received 22.07.2019

Location plan received 22.07.2019

Proposed Parking and bin store plan received 17.10.2019

Reason: - To ensure provision of a satisfactory development.