

condition thereafter.

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

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Please note that there is a public foul sewer located within the area of works. The impact of any works within the access to the site shall be assessed and approved, in consultation with Southern Water, under NRSWA enquiry, in order to protect public apparatus.

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.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Both do not have any objections to the application. We were aware of the planned works before the application was made.	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) Highway Safety

(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 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.
- 7.4 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

- 7.5 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
- 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.

(iv) Highway Safety

- 7.7 Hampshire Highways Department has no objection to the scheme subject to 2No. Conditions being placed on the decision regarding the clearing of the site and materials to be used; an informative is also required advising the applicant that permission is also required from the Highways Authority for the associated works to the highway. (Please see Consultation Response for full details)
- 7.8 The application site is located on a bend of Selsmore Road with good visibility east and west and already benefits from an existing vehicular access to the front of the site. It is considered that the proposed dropped kerb would improve the current vehicular access to the site.

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/19/00648 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 28 June 2019
Supporting Statement - Received 01 July 2019
Photographs - Received 01 July 2019
Location Plan - Received 28 June 2019
Block Plan - Received 28 June 2019
Block Plan annotated by Hampshire Highways with regard to Condition No.3 - Received 25 July 2019
Reason: - To ensure provision of a satisfactory development.
- 3 Prior to use of the new access commencing the area shown coloured green on the approved plan shall be cleared of all material including plants and fencing to a maximum level of 1m. above the level of the adjacent carriageway. This area shall be maintained in this condition thereafter.
Reason: In the interest of highway safety having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 4 Prior to use of the access commencing at least the first 6m. measured from the site's frontage shall be surfaced in a non-migratory material and maintained in this condition thereafter.
Reason: In the interest of highway safety having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.