
Site Address:	27 Grove Road, Havant, PO9 1AR		
Proposal:	Extension of existing dropped kerb and access protection line by removing 1No. kerb stone.		
Application No:	APP/19/00948	Expiry Date:	19/11/2019
Applicant:	Mr & Mrs Howes		
Agent:	Mr Farrer	Case Officer:	Denise Sheath
	MF Designs Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 27 Grove Road is a detached bungalow lying at the eastern end of Grove road, adjacent to the former railway line.
- 1.2 The area is predominantly residential in character with mainly two-storey Victorian houses. The property falls within the St Faith's Conservation Area.

2 Planning History

APP/11/01810 - Single storey side extension with monopitch roof; loft conversion to include revised fenestration; replacement detached garage; new vehicular access onto Grove Road and section of 2.2m wall/fencing to north east boundary and enclosure of open space. , PERM,13/02/2012
APP/12/00478 - Discharge of Condition No. 2c of Planning Permission APP/11/01810, PERM,18/02/2015
APP/12/00625 - Discharge of Condition No/s 2a & 2b of Planning Permission APP/11/01810., PERM,28/08/2012
APP/14/01292 - Discharge of Condition No's 1, 3, 4, and 5 of Planning Permission APP/11/01810., PERM,18/02/2015

3 Proposal

Extension of existing dropped kerb and access protection line by removing 1No. kerb stone.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

The site is located within the Grove Road residential area of the St Faiths Conservation area. It is considered that the proposal to extend the width of the dropped kerb would have a negligible impact on the designated heritage asset. As such, no objections are raised.

Hampshire Highways

I confirm the Highway Authority have no objection subject to the following Note to Applicant being placed on the decision notice.

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: 5

Number of site notices: 1.

Statutory advertisement: 04/10/2019

Number of representations received: 1

Comment	Officer Comment
This property has two driveways and two dropped curbs. One driveway is never used. Both have wide access and as the road is a dead-end to the left any exit will involve a right turn out	See section 7.

of the drive and so any car parked up to the existing curb on the left is highly unlikely to prevent easy access. The photograph is therefore misleading. There is very little parking available on Grove Road owing to dropped curbs, and by removing this extra curbstone, one less car will be able to park between the owners two driveways. Consideration for others seems to be missing with this application. (I noted today that the owners van was parked on the road and his two drives were empty of vehicles most of the day.)

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) Effect on the Conservation Area.

(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 proposal is to extend the dropped kerb and access protection line by up to 0.920m. The proposed work are visible from the streetscene, many of the properties have dropped kerbs and therefore the proposal would not have a harmful effect on the visual amenity of the area.

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 The neighbouring property to the west already benefits from a dropped kerb directly adjacent to the proposal at No.27, the extension of the dropped kerb would not have any negative impact on this neighbouring property.

7.6 The neighbouring properties opposite No. 27 have a mixture of driveways with and without dropped kerbs, there is a distance of approximately 8m from the proposal to their boundaries, therefore the impact upon these neighbouring properties would be minimal.

- 7.7 Concerns have been raised with regard to the loss of parking within the area due to the extension of the existing dropped kerb, the proposal would reduce this section of on road parking by approximately 1m still leaving approximately 24m for the parking of vehicles. The highway authority were consulted as part of this application and had no objections to the proposed development as stated in section 5 above. Therefore I am of the opinion the loss of 1m of on road parking is acceptable. There is other on road parking available along both side of Grove Road.
- 7.8 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) Effect on the Conservation Area

- 7.9 The site is located within the St Faiths Conservation area. It is considered that the proposal to extend the width of the dropped kerb would have a negligible impact on the designated heritage asset. As such, no objections were raised.

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/19/00948 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 24 September 2019
Design Statement - Received 24 September 2019
Location and Block Plan - Drawing No. P_02 - Received 24 September 2019
Floor Plan - Drawing No. P_01 - Received 24 September 2019

Reason: - To ensure provision of a satisfactory development.