
Site Address:	42 Hulbert Road, Havant, PO9 3TF		
Proposal:	Dropped kerb.		
Application No:	APP/19/00347	Expiry Date:	24/05/2019
Applicant:	Mr Budd		
Agent:		Case Officer:	Emma Chisnall
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 42 Hulbert Road has recently had permission and has almost completed development for the erection of 4 new dwellings within the application site. The land levels vary onsite and decline towards the east where units 3 and 4 have been permitted. From Hulbert Road two semi-detached style properties (units 1&2) have been constructed which use a mixture of render, concrete tiles and timber cladding. Parking is available to the front of the units. A modest area of lawn forms part of the front amenity space. The current curtilage is constructed of 1.5m brick wall with hedging in place. One current opening from Hukbert Road allowed access onto the site however the proposal now seeks to create an additional access and dropped kerb from Hulbert Road in order to provide the onsite parking for the dwellinghouse.
- 1.2 A brook runs to the north east of the site within the neighbouring dwellings land and exists near the Applewood Road access. A mature tree is present in the rear amenity space of the neighbouring dwelling No 44.
- 1.3 The locality consists of a mixture of development varying from bungalow and two storey development which is either semi-detached or detached.

2 Planning History

APP/17/01293 - Construction of 4No. 3 bed dwellings following demolition of existing dwelling. (Approved 8/5/18). Request to discharge condition No/s 3, 4, 5, 6, 8, 10, 12 and 13 (16.05.18)., PERM,08/05/2018
APP/18/00512 - Discharge of Conditions 3, 4, 5, 6, 8, 10, 12 and 13, UNK,25/05/2018

3 Proposal

- 3.1 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)

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

Hampshire Highways

The access to Applewood Road has already been constructed. The additional access to Hulbert Road has been marked out by the Highway Authority in a different location to that shown on the block plan submitted with this application. The reason may well be the presence of street lighting column numbered 15 which would have to be relocated if the access is constructed in the position shown on the block plan. For completeness you may wish to seek an amended block plan. I confirm the Highway Authority have no objection to this planning application.

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: 7

Number of site notices: 1

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) Impact on the streetscene
- (iii) 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) Impact upon the streetscene

7.3 The property is located on Hulbert Road which is classified. The application site and properties within close proximity are all set back from the public domain in order to accommodate an onsite parking provision to the front which in addition provides the

opportunity for curtilage parking to the front of the houses. Following a site visit it was noted that the majority of properties have a dropped kerb serving them in order to provide access to the highway. Furthermore there is no grass verge to the front of the property which would be adversely impacted and it is therefore considered that the proposal would not result in significant harm to the visual amenity of the surrounding locality, and is therefore considered to be in compliance with Policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Highway safety

- 7.4 The Highways Engineer has not objected to the proposed new dropped kerb and it is not considered that the installation of the new dropped kerb would be detrimental to highway safety. The proposal therefore accords with Policy DM13 of the Havant Borough Core Strategy 2011.

8 Conclusion

- 8.1 The proposal is considered to comply with the policies set out in section 4 and therefore the application is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00347 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:

Location Plan: Drawing No 405 PL01
Location of dropped kerb: Received 29.03.2019
Proposed Block Plan: Drawing No 405 PL02

Reason: - To ensure provision of a satisfactory development.