

the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk or by email at developerservices@southernwater.co.uk.

Hampshire Highways

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: 5

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) Highway Safety

(i) Principle of development

The application to extend the existing dropped kerb to allow for safer access and exit from the property.

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 majority of properties on both side of Stakes Hill Road already benefit from dropped kerbs and accesses on to properties, they range in different sizes depending on the property. The materials to be used for the proposed dropped kerb will match the materials used on the existing dropped kerb therefore would be in context with the locality.
- 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 proposed extension to the dropped kerb will be a distance of approximately 10m from the neighbouring property (No.142A) to the north's boundary and due to the orientation of this property the extension of the dropped kerb would have a minimal effect on this neighbouring property.
- 7.6 The proposed extension to the dropped kerb will be a distance of approximately 47m from the neighbouring property (No.146) to the south's boundary and due to the orientation of this property the extension of the dropped kerb would have a minimal effect on this neighbouring property.
- 7.7 The neighbouring property to the east (No.71B) is a distance of 14.5m and is separated by the main road, therefore any impact on this neighbouring property would be minimal.

(iv) Highway Safety

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

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00419 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 - 15 April 2019

Existing Location Plan - Sheet 1 of 4 - Received 13 May 2019

Site Plan Existing - Sheet 2 of 4 - Received 13 May 2019

Site Block Plan Proposed - Sheet 3 of 4 - Received 13 May 2019

Site Plan (Part) Proposed - Sheet 4 of 4 - Received 13 May 2019

Reason: - To ensure provision of a satisfactory development.