
Site Address:	64 Purbrook Way, Havant, PO9 3SA		
Proposal:	Dropped kerb.		
Application No:	APP/19/00015	Expiry Date:	11/03/2019
Applicant:	Mrs Stevens	Case Officer:	Denise Sheath
Agent:			
Ward:	Warren Park		
Site Visit Date:	05/02/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

64 Purbrook Way, Havant, is a mid terrace two storey dwelling constructed with red brick and a hung tiled roof, the property has an existing block paved driveway, the property has a shared alley way with No. 62 and has an approximate 1.5m hedging along south east boundary and an approximate 1 metre brick wall to the south west boundary, the southern boundary is open with no boundary treatment.

There is limited off road parking along Purbrook Way, and No's 60-74 Purbrook Way have a parking bay area to the front the width is enough for a single vehicle to the front of each property. No's 64 and 66 Purbrook Way, already benefit from a dropped kerb.

2 Planning History

None relevant

3 Proposal

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Any changes to the cover level over public sewers or changes to the cover level of public manhole shall be agreed and approved by Southern Water before proceeding with works.

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.

Furthermore, due to changes in legislation that came in to force on 1st October 2011

regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

Highways Engineer, Development Engineer

Purbrook Way is not classified highway therefore the drop kerb does not require planning permission but does need the approval of the Highway Authority (HCC) <https://www.hants.gov.uk/transport/parking/droppedkerbs>.

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: 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 upon 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 Purbrook Way, which is not a classified Road. Therefore the proposed dropped kerb could be carried out under Permitted Development. The application site and properties within close proximity are all set back from the public domain, which provides the opportunity for curtilage parking to the front of the houses. As such much of the original grass verge and kerbs to the front of the houses have been removed. The grass verge to the front of the application site is of poor quality. 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 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.

- 7.5 Consequently, it is considered that the proposal will not appear overbearing 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/19/00015 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 07 January 2019
Site Location Plan - Received 14 January 2019
Block Plan - Received 14 January 2019
Floor Plan - Received 14 January 2019
Reason: - To ensure provision of a satisfactory development.