
Site Address:	21 Stockheath Road, Havant, PO9 5HE		
Proposal:	Proposed dropped kerb.		
Application No:	APP/18/00962	Expiry Date:	12/12/2018
Applicant:	Mr A Cox		
Agent:		Case Officer:	Karen Wooden
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached house with elevations of multibrick, and a hung tiled roof. The property has been extended to the front by means of a single storey extension, and the front of the property has been completely hard surfaced to provide curtilage parking for several vehicles.
- 1.2 The front boundary is partially open to provide vehicular access via an existing dropped kerb, and is partially defined by a low level brick wall. A small grass verge area is currently sited to the front of the property on between the footpath and the highway.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Proposed extension of the existing 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

No comments to the application.

Highways Engineer, Development Engineer

The Highway Authority does not have any adverse comment on this application. The Planning Authority should include an informative on any permission stating the applicant must obtain the approval of the Highway Authority with regard to details of construction.

Traffic Management, East Hampshire District Council

The Traffic Team have no adverse comment to make. KRC

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: 3

Number of site notices: At least one site notice exists - check the number.

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 Stockheath Road, which is classified. 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 extension of the dropped

kerb, and it is not considered that the increase in width to the existing 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/18/00962 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 - received 17.10.18
Block plan - received 17.10.18
Block plan showing extent of dropped kerb - received 17.10.18
Existing and proposed plan - received 24.09.18
Photograph - received 24.09.18

Reason: - To ensure provision of a satisfactory development.