

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

(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.

7.3 Curdrige Close is not a classified road and as such the creation of an access onto the highway can be carried out subject to Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Furthermore the proposed materials for the hard standing are to be permeable and as such this element of the scheme could be completed subject to Schedule 2, Part 1, Class F of the above mentioned schedule.

(ii) Appropriateness of design and impact on the character of the area

7.4 The submitted details show the proposal will result in 3.2m of the existing front boundary wall to be removed to provide access to the curtilage parking area, to the north west of the house. It is noted that other properties within Curdrige Close have carried out similar alterations to provide curtilage parking. It is therefore not considered that the proposal would be out of keeping 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 proposal will result in the loss of a parking space, however to the north of the properties is a large area for parking. Furthermore the proposal is considered to be Permitted Development. Due to the nature of the alterations, it is not considered that they would result in an adverse impact on the occupiers of the neighbouring properties, 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00144 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:
Site plan - received 05.02.19
Block plan - received 05.02.19
Proposed site plan - received 05.02.19
Proposed site plan showing alterations to front boundary treatment - received 13.02.19
Reason: - To ensure provision of a satisfactory development.
- 3 The materials used shall be as indicated on the submitted forms and hereby approved plans.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.