
Site Address:	77 Parkhouse Farm Way, Havant, PO9 4AJ		
Proposal:	Dropped kerb and creation of driveway.		
Application No:	APP/19/00286	Expiry Date:	13/05/2019
Applicant:	Mr Nigel Baldwin		
Agent:		Case Officer:	Denise Sheath
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

77 Parkhouse Farm Way, Havant, is a mid terrace two storey dwelling constructed with yellow brick and a hung tiled roof, the property has a laid to lawn front garden area, the boundary treatment to the front is an approximately 1m high wooden picket fencing with a 1m brick wall to the side boundaries.

There is limited off road parking along Parkhouse Farm Way, and many of the properties along both side of Parkhouse Farm Way already benefit from a dropped kerb.

2 Planning History

None relevant

3 Proposal

Dropped kerb and creation of driveway.

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

Highways Engineer, Development Engineer

This application should be dealt with via the standing advise provided by HCC.

However, I am aware that this is a planning application for a vehicle crossing. Parkhouse Farm Way is not a classified Road and therefore does not require a planning permission. The applicant should reapply via <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: 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) 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 Parkhouse Farm 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, many of the properties along the streetscene already benefit from a dropped kerb. 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/19/00286 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 18 March 2019

Location Plan - Received 18 March 2019

Block Plan - Received 18 March 2019

Floor Plan - Received 18 March 2019

Photos - Received 18 March 2019

Reason: - To ensure provision of a satisfactory development.