

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: 23

Number of site notices: 1_

Statutory advertisement: 26/10/2018

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 As described above, the streetscene of West Street is varied, with little consistency in terms of dwelling size, design and use of materials. Taking into account the varied streetscene and the other examples in the road of off-road parking, the proposal is not considered to 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 Council Core Strategy.

(iii) Highway safety

7.4 As part of the consultation process, comments were sought from the Councils Development Engineer. The Development Engineer requested the submission of a track drawing. Plans have now been received demonstrating that vehicles can be turned on-site to enable vehicles to enter the highway in forward gear. The proposal is therefore not considered to be detrimental to highway safety and is considered to be in compliance with Policy DM13 of the Havant Borough Council Core Strategy.

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/18/00920 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 16.10.18
Plan 1 - Existing - received 16.10.18
Plan 2a - Proposed - received 16.10.18
Plan 2b - Proposed - received 16.10.18
No. 154 car turning plan - received 27.03.19
No. 156 car turning plan - received 27.03.19
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
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.