

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to the application providing that an informative should be placed on any permission stating that:

Before undertaking any work which affects a public highway (including a public right of way) you must obtain specific written approval from the Director of Economy, Transport and Environment at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or other works on or to the public highway. For further information, please contact highways.development.control@hants.gov.uk.

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

Summary: No representations received.

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 on the streetscene
- (iii) Highway Safety
- (iv) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to the usual development management criteria.

(ii) Impact on the streetscene

7.3 The existing streetscene is diverse and it is considered the visual impact of the new dropped kerb would be minimal. Therefore the effect on the streetscene is considered to be acceptable.

(iii) Highway Safety

- 7.4 The Development Engineer has no objection to the scheme. An informative has been recommended advising that the applicant requires permission from the Highways Authority for the associated works to the highway. The application site is located on a straight section of Beach Road with good visibility north and south and already benefits from an existing vehicular access to the front of the site. It is considered that the proposed dropped kerb would improve the current vehicular access to the site.

(iv) Effect on neighbouring properties

- 7.5 It is not considered that the proposed dropped kerb would be detrimental to the amenities of the occupiers of either neighbouring properties to the north or south of the application site as vehicular access has already been established. No letters of objection have been received in relation to this application.

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/17/00344 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 location, block and existing street elevations plan- received 20th April 2017
Existing driveway access (scale 1:50) (1100) - received 31st March 2017
Proposed driveway access (scale 1:50) (2)- received 31st March 2017
Reason: - To ensure provision of a satisfactory development.