
Site Address:	50A Langstone Road, Havant, PO9 1RF		
Proposal:	Extend dropped kerb to widen access onto Langstone Road		
Application Type:	Full Planning Permission		
Application No:	APP/24/00188	Expiry Date:	07/05/2024
Applicant:	Mrs Gee		
Agent:	Mr Critchley	Case Officer:	Robert Riley
	Critchley Architecture and		
	Design		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 50A Langstone Road, Havant, is a two storey detached property located on the western side of Langstone Road, the dwelling features a grey tiled roof and white render and cladding to all external elevations. The property has a hardsurfaced area to the frontage with wooden fencing to all boundaries. The dwelling is accessed by a private driveway, with an existing vehicle cross over measuring 6.3 metres in width. There are existing gates set back from between approximately 3 metres to 7.5 metres from the public highway.

2 Planning History

APP/20/01100 - Replace existing fence to front boundary with 2.1m high boundary wall., WD,07/01/2021

APP/23/00713 - 2.1m high acoustic fence spanning the border to the public footpath (height to match neighbour's existing fence)., PERM,22/11/2023

3 Proposal

There is one proposal to the application site:

- Extend dropped kerb to widen access onto Langstone Road

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

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS20	(Transport and Access Strategy)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gillian Harris

No comments received

Councillor Imogen Payter

No comments received

Councillor Phil Munday - St Faiths

No comment received

Engineering/Drainage

No comment received

Environment Agency

No comment received

Hampshire Highways

Thank you for your consultation on the above planing application. The Highway Authority wish to make the following comments.

The Highway Authority understand that the applicant is proposing to extend their existing dropped kerb in order to ease turning manoeuvres when accessing and egressing their property from the A3023. This is considered acceptable to the Highway Authority as this provides a betterment to the existing situation.

The proposed dropped kerb extension arrangement is shown within drawing 20094-123Rev C.

The full extension of the dropped kerb does not exceed 10 metres.

The applicant should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link: [Apply for a vehicular access | Hampshire County Council \(hants.gov.uk\)](#). It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee.

Having regard to the above, the Highway Authority provide no objections to this planing application

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: 2

Number of site notices: 1.

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
- (iv) Highway safety
- (v) Flood zone

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

7.3 The proposed development would feature extending the existing dropped kerb by an additional 3.7m, to create a total dropped kerb of approximately 10.0m in length. The extension of the dropped kerb would allow vehicles safer access to parking on the existing front driveway and therefore, has a functional purpose.

7.4 Moreover, the proposed extension to the dropped kerb is deemed to be acceptable and appropriate as it would be in keeping the context of the area and, therefore, would have a limited visual impact. As such, it is considered that the proposed dropped kerb would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building 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

7.6 Vehicular movements and activity would be very slightly closer to the boundary with No.50 Langstone Road, this activity would be limited and would not be materially more harmful than the activity already taking place. Notwithstanding this, it noted that no

letters of objection have been received with respect to the proposed dropped kerb.

- 7.7 Consequently, it is considered that the proposal 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).

7.8 Highway Safety

- 7.9 Hampshire Highways were consulted on this application, whereby they stated "*The Highway Authority understand that the applicant is proposing to extend their existing dropped kerb in order to ease turning manoeuvres when accessing and egressing their property from the A3023. This is considered acceptable to the Highway Authority as this provides a betterment to the existing situation*". With regard to this, planning officers are satisfied that the impact upon highway safety would be acceptable and there would be no severe residual cumulative impacts on the road network.

- 7.10 There is correspondence from Hampshire Highways explaining that a dropped kerb greater than 10m would require a S278 licence rather than a standard S184 dropped kerb licence with regard to this, the applicants were notified about the increased fee from an S278 licence. Amended plans were received from the agents, showing that the proposed dropped kerb would be no greater than 10m. An informative is required confirming the need for a licence from Hampshire County Council for highway works.

Flood zone

- 7.11 The application site is located within Flood Zone 3. Given that the proposal seeks to widen an existing access and would not increase the size of a building, it would not require application of the sequential or exception tests. However, paragraph 174 of the NPPF requires a site-specific flood-risk assessment for all development within Flood Zones 2 and 3, a consultation or further action. As part of the flood risk assessment submitted with this proposal, it is stated that "*All drain and service access covers at ground level to have locking covers and frames*", to "*Ensure design and layout of development minimises the risk to people and damage to property in the event of flooding*" to "*Sign up to relevant flood warnings (Environment Agency, Floodline etc)*" to "*Complete the 'Personal Flood Plan as issued by the Environment Agency for in house management in case of inundation'*" and to "*Install remote location outdoor water and flood alarm to allow occupants for warning of flood depths*". The report also states:

There are existing surface water drainage grills interspersed along Langstone Road, including one immediately adjacent to the existing crossover. These are under the ownership of Hampshire Highways and no alterations are proposed. The existing curb stones are made of concrete.

The area of hardstanding under the ownership of the applicant is formed of permeable block paving. The hardstanding already extends past the current crossover and no alteration to this is proposed.

The proposed dropped curb directly replaces existing concrete curbstones and will not therefore increase surface water runoff. Permeable materials for dropped curbs are only indicated where an existing grass verge will be removed, which is not the case here.

There is also a requirement for consent for the works from the Highway Authority.

Officers are therefore satisfied with the flood risk assessment and that there would be no increase in flood risk elsewhere and that the proposal would comply with the requirements of the NPPF and policy CS15 of the Havant Borough Core Strategy (2011).

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, would not be harmful highway safety and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00188

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:

Drawing Number: 20095-122A : AMENDED EXISTING CROSSOVER SITE PLAN
Drawing Number: 20094-123C : AMENDED PROPOSED CROSSOVER SITE PLAN
Drawing Number: 20094-120 SITE AND LOCATION PLAN
FLOOD RISK ASSESSMENT MAY 2024

Reason: - To ensure provision of a satisfactory development.
- 3 The revised fencing and gates (excluding gate posts) shall not exceed the height of the existing fence and gates to be replaced or the retained fence to the sites eastern boundary.
Reason: To ensure that the replacement / repositioned fence and gates have an acceptable impact on the character and appearance of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.