
Site Address:	561 Southleigh Road, Emsworth, PO10 7TE		
Proposal:	Extend existing crossover.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00239	Expiry Date:	28/05/2024
Applicant:	H O'Doherty		
Agent:	Mrs Fox	Case Officer:	Joseph Toole
	Critchley Architecture and Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

561 Southleigh Road is a semi-detached dwelling constructed of red brick walls to the front and a darker brick along the side (east) elevation. The dwelling has original features present and the roof is pitched with a concrete tile material. The front amenity space is adequate in size and has a small area of lawn towards the south boundary with the rest being hard-surfaced along the front of the dwelling and part of the east elevation. In total the dwelling has a provision to park approx 3 cars on site. The boundary around the dwelling is mainly hedging approx 2m high and the amenity space to the rear is lawn.

2 Planning History

APP/16/00131 - Two storey/ single storey side and single storey rear extensions.,
PERM,06/04/2016

3 Proposal

The proposal involves extending existing crossover/dropped kerb to the front of the property to allow for easier access to the property.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Grainne Rason

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Emsworth Residents Forum

No Comment.

Hampshire Highways

The proposal seeks to extend an existing dropped kerb to Southleigh Road by 1.5 metres to the west towards the junction with Hollybank Lane. The proposed extended dropped crossing is located a sufficient distance from that junction and would facilitate easier manoeuvring in to and out from the property.

Whilst HCC Highways Development Planning has no objection in principle to the extension to the proposed dropped kerb, the developer should be made aware that subject to any planning permission that may be granted by the Local Planning Authority, a subsequent permission will need to be granted by HCC as Highways Authority to undertake the dropped kerb works on the highway. Details of this procedure can be found via the following link:

<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: 3

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
- (iv) Access

(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 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

7.4 The proposed works would not to have an adverse impact on 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.

(iv) Access

7.5 Hampshire Highways commented on the application stating the proposed extended dropped crossing is located a sufficient distance from that junction and would facilitate easier manoeuvring in to and out from the property. Therefore, raising no objection. An informative has been recommended to the decision regarding the need to apply for a dropped kerb application from Hampshire County Council.

8 Conclusion

8.1 The proposed development is acceptable in principle, is appropriate in terms of design, highway safety and its impact on the character of the area 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/24/00239 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 and Block Plan - 24024 101
Proposed Site Plan - 24024 401

Reason: To ensure provision of a satisfactory development.