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|-------------------|------------------------------------------------|---------------|---------------|
| Site Address:     | 66 London Road, Widley, Waterlooville, PO7 5AG |               |               |
| Proposal:         | Extension of driveway and dropped kerb.        |               |               |
| Application Type: | Full Planning Permission                       |               |               |
| Application No:   | APP/24/00220                                   | Expiry Date:  | 11/06/2024    |
| Applicant:        | Mrs C Johnson                                  |               |               |
| Agent:            | Mr M Pinhorne                                  | Case Officer: | Denise Sheath |
| Ward:             | Purbrook                                       |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

66 London Road, Widley, Waterlooville, is a two storey semi-detached property constructed with red brick to the ground floor elevations with a pebble dash tender to the first floor elevations. The property benefits from a single storey rear extension and an outbuilding adjacent the rear boundary. The frontage to the property is block paved with wooden fencing to the front and front side boundaries.

## **2 Planning History**

None relevant

## **3 Proposal**

Extension of driveway and dropped kerb.

## **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**

### **Developer Services, Southern Water**

Following the review of the submitted documents, we have the below comments for the Planning consultation.

Protection of Public Apparatus

Southern Water would have no objections to the above proposal.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).  
Website: [southernwater.co.uk](http://southernwater.co.uk) or by email at:  
[SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

### **Hampshire Highways**

I refer to the consultation on the above planning application and would make the following comments.

The proposal relates to the extension of an existing dropped kerb access to London Road (A3) to provide improved access to the existing parking area to the front of the property, similar to other provisions fronting this highway. The proposal would involve works within the extent of highway, footway and verge.

The access provides adequate visibility to the highway including the footway.

Whilst HCC Highways Development Planning has no objection in principle to the proposed extension of the existing 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 and verge works on the highway. Details of this procedure can be found via the following link:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

Subject to the above Informative the Highway Authority would recommend -

No objection subject to following condition:

#### **HARD SURFACE MATERIALS PROVISION**

The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

Reason - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

### **Southern Gas Networks - stage 1**

No comments received

## **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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Highways Implications

(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 extension to the existing dropped kerb would not materially harm the visual appearance or characteristics of the site, or the surrounding area. It is not considered that the extended drop kerb would detract from the existing appearance or function of the site.

- 7.4 The proposal would allow vehicles to access and park on-site more easily and therefore has a functional purpose. Having regard to the limited visual change that would be made it is considered that the development would accord with the objectives of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Effect on neighbouring properties

- 7.5 The extended drop kerb does not result in any harm to the residential amenities of adjoining properties.

- 7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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.

(iv) Highways Implications

- 7.7 The Highways Authority has no objection to the scheme providing a condition is placed upon any permission to ensure that the materials used are either made of porous materials or that provision is made to ensure direct run-off water from the hard surface/s are to a permeable or porous surface within the site. The submitted plans make provision for this to be complied with by allowing for an ACO drainage channel within the design. An informative has also been added advising the applicant that permission is also required from the Highways Authority for the associated works to the highway.

## **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, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

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## **9 RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application

APP/24/00220 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 22 April 2024

Location Plan - Received 22 April 2024

Block Plan - Received 22 April 2024

Proposed Plans - Received 25 March 2024

Photos with Dimensions - Received 22 April 2024

**Reason:** - To ensure provision of a satisfactory development.

- 3 The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

**Reason** - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway having due regard to Policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011.