
Site Address: 123 Winterslow Drive, Havant, PO9 5DZ
Proposal: Change amenity space to driveway for 2No. cars and provision for a dropped kerb to the front of the property. Grassed area to front to be changed to hardstanding
Application Type: Full Planning Permission
Application No: APP/22/00790 Expiry Date: 05/10/2022
Applicant: Mr Oakey
Agent: Mr Blay Case Officer: Selina Donophy
DWG Plans Ltd
Ward: Battins

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey end of terrace located on the north side of Winterslow Drive, Havant. This property has a pitched roof with elevations formed from brickwork. Towards the front of the property is a driveway bordered by a low brick boundary wall to the curtilage.

2 Planning History

04/70063/000 - Rear and front garden walls with gates and hardstanding.,
WD,25/01/2005

3 Proposal

Change amenity space to driveway for 2No. cars and provision for a dropped kerb to the front of the property. Grassed area to front to be changed to hardstanding

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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)

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

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

This work does not fall under the control of Building Control so no comment

Conservation Officer, Development Control

Whilst this site is adjacent to the Sir George Staunton Conservation Area, this is located to the rear of the application site. As the proposed works relate to the front driveway of the property, they will not have any visual impact on the CA and therefore the level of expected harm would be negligible.

Conclusion - No Objection.

Councillor Kristine Tindall - Battins

No comment received

Councillor T Moutray

No comment received

Hampshire Highways

Whilst the Highway Authority note visibility splays have not been drawn correctly to the carriageway edge as laid out within HCC TG3 guidance, the Highway Authority are satisfied that appropriate vehicular visibility can be achieved at the proposed access. Pedestrian intervisibility splays provided are acceptable.

It is recommended to the applicant that they 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. The applicant should also be aware that if an existing access is to be closed, a full height kerb should be reinstalled.

Having regard to the above, the Highway Authority provide no objections subject to the following condition:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.0 metres by 43.0 metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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 upon the character and appearance of the area and the conservation area
- (iii) Impact upon residential amenity
- (iv) Highways

- (i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

(ii) Impact upon the character and appearance of the area and the conservation area -

- 7.3 This proposal comprises the removal of the dropped kerb to the front of the property with hard stranding created over the existing grass verge to allow for vehicular access to the front driveway. This would comprise of the verge spanning the full width of the site. Porous material or tarmac with suitable drainage would be used across the verge. The grass verge forms part of the character of the area with wide grass verges separating the houses from the highway. In this instance the loss of the grass verge would be where the verge is at a reduced depth. Whilst the loss is noted, this same proposal has been carried out to other properties in the immediate area and the impact is not considered substantially harmful such as to justify a refusal on this basis. To the rear of the site is the Sir George Staunton Conservation Area and therefore the Council's Heritage Officer has been consulted on this proposal. No objection has been made to this proposal as the works would be sited towards the front of the site out of visibility from the Conservation Area.
- 7.4 The proposed dropped kerb is deemed to be acceptable with a limited visual impact. As such, it is considered that the proposed dropped kerb would meet the requirements of Policies CS16 and CS11 in the Havant Borough Local Plan (Core Strategy).

(iii) Impact upon residential amenity

- 7.5 Whilst there would be an increase in activity from vehicles parking on site adjacent to the neighbouring properties, No's 121 and 125, this type of activity is to be expected in front garden/driveway spaces. The proposal is not considered to result in harm to the amenity of surrounding properties. No letters of objection have been received. 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.

(iv) Highways

- 7.6 Highways have been consulted in regards to this proposal and have commented that the visibility plan has not been drawn correctly, however, they are satisfied the appropriate vehicular visibility can be achieved at the proposed access. A condition has been requested stating that line of sight splays should be provided as shown on the approved plans prior to commencement and shall be retained thereafter. The applicant should also be aware that a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. This proposal therefore, would accord with the requirements of Policies CS20 and DM13 in the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

- 8.1 The scale and siting of the proposal would have a limited and an acceptable impact on the character of the area and neighbouring properties. It is, therefore, considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00790 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:

01988 INTERVISIBILITY PLAN

Location plan uploaded on the 11.08.2022

01989 VISIBILITY PLAN

01990 SITE PLAN

Design and Access Statement uploaded on the 11.08.2022

Application form - materials uploaded on the 11.08.2022

Reason: To ensure provision of a satisfactory development.

- 3 The new access shall not be brought into use unless and until the access, including the footway and/or verge crossing has been constructed and lines of sight of 2.0 metres by 43.0 metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained as such thereafter.

Reason: To provide satisfactory access and in the interests of highway safety in accordance with policy DM13 of the Havant Local Plan.