
Site Address:	50 Horndean Road, Emsworth, PO10 7PT		
Proposal:	Extend dropped kerb.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00389	Expiry Date:	27/07/2022
Applicant:	Mr Kerwood		
Agent:		Case Officer:	Lewis Ford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 50 Horndean Road, Emsworth, PO10 7PT.

The site is in Residential Character Area 3 of the Emsworth Neighbourhood Plan which is characterised as a “*quiet suburban semi-open area of mixed housing*” of various ages and styles. In this instance, the site comprises a large plot and includes a detached, two-dwellinghouse of brick construction and a pitched tiled roof. The existing pitched dormer windows to the front, rear and side elevations were approved under Planning Permission reference 02/54781/003 in August 2002.

The site is on the north-eastern side of B2148 Horndean Road and is opposite Emsworth / Horndean Road Recreation Ground. The site is accessed via a dropped kerb off Horndean Road which leads south to Emsworth Railway Station and Emsworth District Centre. Finally, the site includes a gravel driveway to the front of property which is marked by a 1.5m high boundary fence and mature planting.

2 Planning History

90/54781 – PERM in May 1990 for dormer in north elevation to form playroom.
02/54781/003 – PERM in Aug 2002 for conversion of loft to living accommodation incorporating dormer windows to front (west), rear (east) and side (north) elevations.
05/54781/004 – PERM in Oct 2005 for single storey rear extension

3 Proposal

Extend 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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor J Thain-Smith

No comment.

Councillor L Bowerman

No comment.

Councillor R Kennett

No comment.

Developer Services, Southern Water

Southern Water has no objection to the above proposal.

Hampshire Highways

The Highway Authority note that the Applicant is proposing to extend the existing dropped kerb by 3.3m to a total of 9.3m.

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:

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

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 objection to the application subject to the following condition:

ACCESS CONSTRUCTION:

The Applicant should apply for a S184 licence to undertake the dropped kerb works within the highway.

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

Officer comment: *There was correspondence between the Applicant and Hampshire Highways in June/July 2022 explaining that a dropped kerb greater than 10m would require a S278 licence rather than a standard S184 dropped kerb licence. Amended plans were received on 11 July 2022 showing that the proposed dropped kerb would be less than 10m. The requested condition has been included as an Informative.*

Portsmouth Water Company

07 & 13 June 2022:

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the main, pipes, services, and other apparatus on site before any mechanical plant is used. This documentation is available at:

<https://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will to any work undertaken in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note, Portsmouth Water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

Officer comment: *Southern Water has raised no objection. The advice regarding safe digging practices has been included as an Informative, and all information / guidance has been passed on to the Applicant.*

Southern Electric

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following: any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the "Guide to Interpreting" which includes the legends for the plans on p7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (Option 3) or via email as ge@sse.co.uk.

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email at connections@sse.com.

Officer comment: *An Informative has been included.*

Southern Gas Networks - stage 1

07 & 13 June 2022

Please find an extract from our mains records for the proposed work area, any SGN assets are described in the map legend. On some occasions, blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area, we will note them on the plans as a shaded area and/or a series of X's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure has main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to the organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services, and other apparatus on site before any mechanical plant is used. It is the Applicants responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for the Applicant on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for employees and the general public and repairs to any such damage will incur a charge to the Applicant or the organisation carrying out work on the Applicant's behalf. The works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Officer comment: *The above has been included as Informatives and all information / guidance has been passed on to the Applicant*

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Highway Safety
- (v) Impact on Utilities

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on the Character of the Area & Appropriateness of Design

7.3 The proposed development would comprise the extension of an existing 6.1m long dropped kerb, by an additional 3.2m, to create a total dropped kerb of approximately 9.3m in length. The extension of the dropped kerb would allow vehicles to access and park on the existing front driveway more easily and, therefore, has a functional purpose. An existing fence panel would be removed to facilitate the delivery of the dropped kerb, and the materials used would match the existing front driveway and dropped kerb in line with the Havant Borough Design Guide SPD.

7.4 Moreover, the proposed 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 and Policy D1 in the Emsworth Neighbourhood Plan.

(iii) Impact on Neighbouring Properties

- 7.5 It is considered that the proposed dropped kerb would not be overbearing nor impact the amenities of neighbouring properties. Although it would be likely that vehicular movements and activity would increase close to the boundary with No.52 Horndean Road; this activity would be limited and would replicate the activity already taking place on the driveways at Nos 50 and 52 Horndean Road. 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. Notwithstanding the above, it is noted that no letters of objection have been received with respect to the proposed dropped kerb.

(iv) Highway Safety

- 7.6 The Hampshire Highway Team has raised no objection to the proposed extension of the dropped kerb. As such, it is considered that the increase in width of the existing dropped kerb would not be detrimental to highway safety and, therefore, it would accord with the requirements of Policies CS20 and DM13 in the Havant Borough Local Plan (Core Strategy) 2011.

(v) Impact on Utilities

Southern Gas

- 7.7 The site is in the Intermediate Pressure (IP) and Medium Pressure (MP) Buffer Zone in the Southern Gas Network (SGN). In acknowledging Southern Gas' comments, appropriate informatives have been proposed and all relevant information and guidance from Southern Gas has been passed onto the Applicant.

Southern Water

- 7.8 There are Southern Water Foul and Surface Water Sewer Lines running under B2148 Horndean Road at the front of the property. In this instance, Southern Water has confirmed that they raise no objection to the proposed dropped kerb.

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/22/00389 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:

Amended Location Plan (Received 23 June 2022)

Amended Block Plan (Received 11 July 2022)

Amended Proposed Layout (Received 11 July 2022)

Reason: - To ensure provision of a satisfactory development.