
Site Address: 17 Botley Drive, Havant, PO9 4PH
Proposal: Proposed dropped kerb, off-street parking along with elevational changes to the existing property allowing for disabled access throughout.
Application Type: Full Planning Permission
Application No: APP/23/01059 Expiry Date: 01/02/2024
Applicant: Ms Wood
Agent: Mr Reading Case Officer: Bethany Crowther
 JB Architecture Design Ltd.
Ward: Warren Park

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey terraced property sited to the south west of Botley Drive. The property comprises brickwork to the elevations and a tiled pitched roof. There is a low boundary brick wall to the front of the property.
- 1.2 The surrounding area is residential in character and contains properties of a similar design. It was observed on a site visit that there is a presence of dropped kerbs and hardstanding parking areas in the locality.

2 Planning History

No relevant planning history.

3 Proposal

Proposed dropped kerb, off-street parking along with elevational changes to the existing property allowing for disabled access throughout.

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)

CS16 (High Quality Design)
CS20 (Transport and Access Strategy)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Amy Redsull - Warren Park

No comments received.

Councillor Tony Denton

No comments received.

Developer Services, Southern Water

Thank you for your letter dated 02 January 2024.

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 300 mm foul sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk
Yours faithfully,
Future Growth Planning Team
Developer Services

Hampshire Highways

Proposed dropped kerb, off-street parking along with elevational changes to the existing property allowing for disabled access throughout. In regard to application APP/23/01059, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective, subject to the condition outlined below.

The proposed driveway measures approximately 5.2m in depth and 5.0m in width, which is sufficient for the parking of a vehicle (potentially 2) without obstructing the dwelling doorway given a separate pedestrian access to the side of the driveway is provided, or the public footway. Whilst an informal street parking space will be lost, on a road with limited off-road parking availability, it is noted that space remains for on-road parking of a vehicle to the north west prior to the location of the build-out bollard. As such, potentially 2 spaces will be provided whilst only one is lost which may be beneficial.

Given the width of both the road and also the drop kerb, which allows for early turning of vehicles egressing the driveway, turning in and out of the off-road parking spaces should be easily achievable.

It should however be noted by the applicant that subsequent to any planning permission that may be forthcoming from HBC as Local Planning Authority, a secondary permission will be required from HCC as Local Highway Authority to actually undertake the drop kerb vehicle crossover works. Details of this process can be found via the following web address -

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

CONDITION:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

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: 6

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) Parking

(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 includes a block paved hard standing parking area to the front of the property and proposed tarmac area which would be situated between the proposed dropped kerb and pavement of Botley Drive. Botley Drive is an unclassified road and therefore the dropped kerb does not require planning permission. The proposed timber fence and gate would not exceed 1 metre in height and therefore do not require planning permission. The proposed development would be visible from the streetscene, however as there are similar dropped kerbs and hardstanding areas in the streetscene, the works are considered to not lead to any harmful impacts to the character of the area.

7.4 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

7.5 The proposed works are considered to not lead to a loss of privacy, outlook or light to any of the neighbouring 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) Parking

7.7 The property is a 3 bedroom property and therefore requires 2 car parking spaces as set out in the Councils Parking SPD. The site plan demonstrates provision for 2 car parking spaces on the proposed front drive, therefore meeting the requirements set out in the SPD.

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.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/01059 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:

SITE & LOCATION PLANS PL.739.23 - 01 REV A
PROPOSED ELEVATIONS PL.739.23 - 05
PROPOSED FLOOR PLANS PL.739.23 - 04 REV A (UPLOADED 08/03/2024)
PROPOSED EXTERNAL PLANS PL.739.23 - 06 REV A (UPLOADED 08/03/2024)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No works on the offstreet parking along with the elevational changes to the existing property allowing for disabled access shall start on site until the hereby approved dropped kerb has been constructed in accordance with the approved plans.

Reason: To provide satisfactory access and in the interests of highway safety in accordance with policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.