
Site Address: 21 Oak Park Drive, Havant, PO9 2XE
Proposal: Change of use from amenity space to driveway for 2 cars and dropped kerb.
Application Type: Full Planning Permission
Application No: APP/22/00287 Expiry Date: 30/06/2022
Applicant: Mr Wait
Agent: Mr Blay Case Officer: Joseph Toole
DWG Plans Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

21 Oak Park Drive, Havant, is a semi detached two storey property located to the north west side of Oak Park Drive within a cul-de-sac. There is currently no direct vehicular access onto the property with on street parking provided.

2 Planning History

91/52268/3 - PROPOSED RESIDENTIAL DEVELOPMENT ON LAND FRONTING
CROSSLAND DRIVE AND NEW LANE, HAVANT

3 Proposal

The proposal would involve the change of use from amenity space to a driveway to the front of the property to provide 2 car parking spaces and a dropped kerb for access. This requires formal planning permission due to permission obtained under reference 91/52268/3 with condition 21 removing permitted development rights for individual vehicular access to properties. The reason for this was in the interest of highway safety.

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

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

Hampshire Highways (1) 30/06/2022

The Highway Authority wish to make the following comments.

The Highway Authority will require visibility splays and pedestrian intervisibility splays for the proposed vehicular access in accordance with Hampshire County Council Technical Guidance TG3. Further information can found at the following link:
https://documents.hants.gov.uk/transport/TG3TechnicalGuidanceNote-StoppingSightDistancesandVisibilitySplays.pdf?_gl=1*ig299o*_ga*MTc0MDgwMDQ2MC4xNjI2NzY3MTc3*_ga_8ZVSPZWL5T*MTY1NjU5MTc1NC4xLjAuMTY1NjU5MTc1NC4w

Additionally, 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 require the further information requested before a formal recommendation can be made.

Hampshire Highways (2) 13/07/2022

Thank you for your reconsultation on the above planning application. The Highway Authority wish to make the following comments.

The applicant has submitted visibility and pedestrian intervisibility splays at the proposed access point. Whilst the pedestrian intervisibility splays are acceptable. It is noted that the vehicular visibility splays have been drawn incorrectly and not in accordance with Hampshire County Technical Guidance TG3.

For the vehicular visibility, splays should be drawn 2.0m from the back of the carriageway and not from the back of the footway. Additionally, the Highway Authority need to see the full extent of the 43.0m splay so that the full impact can be considered. Whilst it is noted the left hand splay is towards a cul de sac, the full splay should still be provided.

HCC TG3 guidance can be found at the following link:

https://documents.hants.gov.uk/transport/TG3TechnicalGuidanceNote-StoppingSightDistancesandVisibilitySplays.pdf?_gl=1*1967vh5*_ga*MTc0MDgwMDQ2MC4xNjI2NzY3MTc3*_ga_8ZVSPZWL5T*MTY1NzcxMTU4MS4xLjAuMTY1NzcxMTU4MS4w

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be made.

Hampshire Highways (3) 26/07/2022

Thank you for your reconsultation on the above planning application. The Highway Authority wish to make the following comments.

The applicant has now submitted vehicular visibility splays in accordance with HCC TG3. These are acceptable.

The applicant is reminded 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. 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.

Portsmouth Water

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 mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://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 apply to any work you undertake 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.

Southern Gas Networks - stage 1

Please find an extract from our mains records for your 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 gas 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 your 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 your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your 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.

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 pages 7-9.

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, ge@ssen.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, connections@sse.com

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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
Difficulties with parking in area, application should be declined	Please see Section 7.
It is where I put my bins	This is not a material planning consideration
Vehicles would obscure light and visibility from my property	The proposal is not considered to have a negative impact on loss of light and visibility as vehicles would be in a location expected in a residential area
Fantastic idea and use of space; especially due to the number of vehicles obstructing the road that are often parked on the curb and not utilising current off road space. Utilising the existing space to its full potential for additional parking really is a great idea.	Noted
Fantastic idea, our street is terrible for cars being parked everywhere. I think this is a good use of unused space. One less car parked on the curb/road, less congestion	

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
- (iii) Impact upon highway safety
- (iv) Portsmouth Water
- (v) Southern Gas
- (vi) Southern Electric

- (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.

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

7.3 The proposal is not considered to appear out of keeping with the character of the area with some surrounding properties having on site parking such as No.19 Oak Park Drive.

- (iii) Impact upon highway safety

7.4 Hampshire Highways commented on the application requesting visibility splays and intervisibility splays. These were provided and deemed acceptable by Hampshire Highways. A condition for no development to start until the access has been constructed in accordance with the approved plans has been added. An informative regarding the dropped kerb has been added to the decision.

- (iv) Portsmouth Water

7.5 Portsmouth Water commented on the application raising no objection.

- (v) Southern Gas

7.6 Southern Gas commented on the application raising no objection. An informative has been added to the decision.

- (vi) Southern Electric

7.7 Southern Electric commented on the application raising no objection.

8 **Conclusion**

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours' amenity and parking and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00287

- 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

Proposed Site Plan

Design and Access Statement C

Intervisibility Splays

Visibility Splays

Reason: - To ensure provision of a satisfactory development.

- 3 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 in accordance with DM13 of the Havant Borough Local Plan Core Strategy (2011) and the National Planning Policy Framework.