
Site Address:	21 London Road, Waterlooville, PO7 7AL		
Proposal:	Drop kerb to shared driveway		
Application Type:	Full Planning Permission		
Application No:	APP/22/00299	Expiry Date:	17/05/2022
Applicant:	Miss Wingham		
Agent:		Case Officer:	Denise Sheath
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

21 London Road, Waterlooville, is a two storey end of terrace property constructed with red/brown brick with a hung tiled roof. The frontage of the property is hardsurfaced to allow for off road parking of vehicles, the front and front side boundary treatment consists of an approximately 1.2m brick wall.

2 Planning History

None relevant

3 Proposal

Drop kerb to shared driveway

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)
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)
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Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Thank you for your letter dated 21/04/2022.

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 or by email at:

SouthernWaterPlanning@southernwater.co.uk

Hampshire Highways

Final consultation response

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

Following a discussion with the Highway Authority directly, the applicant has submitted plans with the proposed relocation of signage to be in-keeping with the current design. The signage is located to the rear of the disabled parking space meaning it will not impact manoeuvring any more than the existing situation further down. Additionally, it maintains the footway width to 1.8m which is sufficient. The Highway Authority are also satisfied with the dropped kerb drawings submitted.

Having regard to the above, the Highway Authority provide no objections to the above planning application subject to the following conditions.

SIGN RELOCATION

The proposed dropped kerb works within the highway should not be undertaken until the applicant has confirmed with the traffic management team at Hampshire County Council the relocation of the existing sign to the position shown on the revised submitted plans.

Reason – In the interest of highway safety and to be in keeping with current design.

ACCESS CONSTRUCTION

The applicant should apply for a S184 license to undertake the dropped kerb works within the highway, only after the sign has been relocated.

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

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.

If you require any further information please do not hesitate to contact us.

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: 7

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) The impact upon the streetscene
- (iii) Effect on neighbouring properties
- (iv) Southern Gas

(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) The Impact upon the streetscene

7.3 The property is located on London Road which is classified. The application site and properties within close proximity are all set back from the public domain in order to accommodate an onsite parking provision to the front which in addition provides the opportunity for curtilage parking to the front of the houses. Furthermore, there is no

grass verge to the front of the property which would be adversely impacted and it is therefore considered that the proposal would not result in significant harm to the visual amenity of the surrounding locality, and is therefore considered to be in compliance with Policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Highway safety

- 7.4 Following a discussion with the Highway Authority directly, the applicant has submitted plans with the proposed relocation of signage to be in-keeping with the current design. The signage is located to the rear of the disabled parking space meaning it will not impact manoeuvring any more than the existing situation further down. Additionally, it maintains the footway width to 1.8m which is sufficient. The Highway Authority are also satisfied with the dropped kerb drawings submitted. The Highway Authority provide no objections to the planning application subject to conditions being placed within the planning permission. The applicant has agreed to the Pre-commencement condition requested. The proposal therefore accords with Policy DM13 of the Havant Borough Core Strategy 2011.

(iv) Southern Gas

- 7.5 Southern Gas were consulted on this application and provided information relating to when works get carried out. Relevant information can be provided to the applicant by way of an informative.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the street scene and highway safety 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/22/00299 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 March 2022
Location Plan - Received 22 March 2022
Block Plan - Received 22 March 2022
Statement - Received 09 May 2022
Diagram - Statement Appendix - Received 09 May 2022
Photo - Statement Appendix - Received 09 May 2022
Proposed Plan - Drawing 1 - Received 22 March 2022

Proposed Plan - Drawing 2 - Received 22 March 2022
Proposed Length of Dropped Kerb Plan - Received 15 June 2022
Proposed Dimension Plan and Relocation of Sign Post - Received 15 June 2022
Proposed Post Relocation and Disabled Bay - Drawings No.1 & No.2 - Received 15 June 2022
Proposed Sign Relocation with Dimensions - Received 15 June 2022
Revised Proposed Plan including Drainage - Received 15 June 2022

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the commencement of the development hereby approved, the relocation of the existing sign shown on drawings 'Proposed Dimensions and Relocated Sign Post Plan' and 'Proposed Sign Relocation with Dimensions Plan' received 15 June 2022, shall be agreed in writing with the Local Planning Authority, in consultation with the Highways Authority. The sign shall be relocated to the approved relocation position prior to the approved work to the kerb being undertaken.

Reason: To provide satisfactory access and in the interests of highway safety having due regard to policy CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.