
Site Address:	7 New Road, Havant, PO9 1DD		
Proposal:	Proposed dropped kerb.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00383	Expiry Date:	22/07/2022
Applicant:	Mr. S Baldwin		
Agent:		Case Officer:	Lewis Ford
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 7 New Road, Havant, PO9 1DD. The site includes a 2-storey, semi-detached dwellinghouse of traditional brick construction. The site is located on the northern side of B2149 New Road and includes an existing concrete hard standing along its eastern side elevation. The existing hard standing can, and is used to, accommodate 2no. vehicular tandem parking spaces but does not benefit from a dropped kerb access onto New Road.

The footway between the site and the carriageway is owned by Havant Borough Council (HBC) - who are the Local Planning Authority (LPA) - and has been adopted by Hampshire County Council as part of the Adopted Public Highway. The LPA is not the applicant. In this respect, the Council's constitution states in relation to Matters reserved for the Planning Committee that:

On Council owned land, where the Council is not the applicant, where significant material planning objections are received during the consultation process and which the Head of Planning, in consultation with the Chairman of the Planning Committee, determines should be subject to members' consideration

In this case, no planning objections have been received and a Delegated Decision is, therefore, appropriate.

2 Planning History

HWU/02492 – PERM in Nov 1953 for use of land for residential development.
92/57639 – PERM in Oct 1992 for formation of vehicular access on to New Road and detached garage to rear

3 Proposal

Proposed 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

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comment.

Councillor Gary Robinson

No comment.

Councillor Mark Inkster

No comment.

Developer Services, Southern Water

No objection.

Hampshire Highways

22 June 2022

The Highway Authority will require a diagram showing the total length of the existing dropped kerb and the proposed dropped kerb for this property. Additionally, visibility splays and pedestrian intervisibility splays will need to be provided in accordance with Hampshire County Council Technical Guidance TG3. Further information can be found at the following link:

https://documents.hants.gov.uk/transport/TG3TechnicalGuidanceNote-StoppingSightDistancesandVisibilitySplays.pdf?_gl=1*1u24242*_ga*MTc0MDgwMDQ2MC4xNjI2NzY3MTc3*_ga_8ZVSPZWL5T*MTY1NTkwNTQ2Ni4xLjAuMTY1NTkwNTQ2Ni4w

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:

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

It is important that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition 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.

The Applicant will also be required to extend the access protection line along the full length of the proposed access point to maximise the achievable visibility. Details of this procedure can be found at the following link:

<https://www.havant.gov.uk/traffic-management/access-protection-lines-apl>

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

Officer comment: *Following the above comment, there was a series of correspondence between the case officer, applicant and Hampshire Highways to obtain the correct visibility splays and pedestrian intervisibility splays.*

19 July 2022

The applicant has now submitted visibility splays and pedestrian intervisibility splats which the Highway Authority have reviewed and have the following comments to make.

The Highway Authority are satisfied that these have been drawn in accordance with HCC TG3 and appropriate visibility can be achieved from the proposed vehicular access.

The applicant is reminded that subject to any planning permission granted by the local planning authority, they will need to apply for a dropped kerb licence separately to undertake works on the highway. Further information can be found at the following link:

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

Additionally, the applicant is also reminded that they will be required to extend the access protection line along the full length of the proposed access point to maximise the achievable visibility shown. Details of this procedure can be found at the following link:

<https://www.havant.gov.uk/traffic-management/access-protection-lines-apl>

Having regard to the above, the Highway Authority provide no objection to the above planning application subject to the following conditions:

ACCESS CONSTRUCTION

The applicant should apply for a S184 licence to undertake the dropped kerb works within the highway, in accordance with the approved plans

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

ACCESS PROTECTION LINES

The applicant should apply for the access protection line to be extended across the extent of their access

Reason – In the interest of highway safety and to maximise the achievable visibility shown in the approved plans.

Officer comment: *The requested conditions above have been included as informatives.*

Portsmouth Water Company

No comment.

Property Services Manager

No objection.

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 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 Character of the Area & Appropriateness of Design

7.3 The proposed development would comprise the extension of an existing dropped kerb outside No.9 New Road (the neighbouring property to the east) by approximately 2.95m to accommodate vehicular access from New Road onto the existing hard standing at No.7 New Road (the application site). The proposed dropped kerb would allow vehicles to access and park on the existing hardstanding at No.7 more easily and, therefore, has a functional purpose. There is an existing white access protection line (or "H-bar") on the carriageway to deter drivers from parking across the existing hard standings at both Nos 7 and 9 New Road. Given the existing road markings across both properties, and the existing dropped kerb at No.9, it is considered that the proposed development would be in keeping with the context of the area and, therefore, it would have a limited visual impact.

7.4 Moreover, the proposed dropped kerb is deemed to be acceptable and appropriate in the context of the application site. It is considered that the proposed dropped kerb would not result in an adverse impact on the visual amenity of the locality and, therefore, it would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(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. There would be an increase in activity through vehicular movements close to the boundary with No.9. However, this activity would be limited and would replicate the activity taking place on the driveway at No.9.

Consequently, the proposed dropped kerb would have a limited and an acceptable impact on the properties immediately adjacent, and opposite, to the site and, as such, it 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 were received with respect to the proposed dropped kerb.

(iv) Highway Safety

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

The proposal would result in the loss of some space on the highway for the parking of vehicles, although it is noted that restrictions currently exist across part of the frontage. In addition, the proposal will provide two additional off road parking spaces which would mitigate the loss of a short section of on-street space.

(v) Impact on Utilities

- 7.7 There are Southern Water Surface Water and Foul Sewer Lines running along the front and rear of the property respectively. 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/22/00383 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:

Location Plan

Block Plan (Received 12 April 2022)

Site Layout Plan (Received 12 April 2022)

Amended Visibility Splays (Received 14 July 2022)

Reason: To ensure provision of a satisfactory development.