
Site Address:	43 New Road, Havant, PO9 1DD		
Proposal:	Extension of driveway access (dropped kerb) by 2 metres.		
Application No:	APP/21/00795	Expiry Date:	27/09/2021
Applicant:	Mr C Harding		
Agent:		Case Officer:	Denise Sheath
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

43 New Road, Havant, is a semi detached two storey property constructed with red/brown brick with a tiled roof. The property benefits from a large rear garden area which is laid to lawn with a Summer house to the rear boundary. The boundary treatment to the rear and side elevations consists of 1.8m close boarded wooden fencing. The front of the property is hard surfaced with an existing dropped kerb to allow the parking of vehicles off the main New Road.

2 Planning History

90/54392/001 - Construction of vehicular accesses and parking areas. (Outlined in red on the deposited drawing no. 2001/90/179.) PERM
09/62239/000 - Proposed part two storey and part single storey rear/side (east) extension. PERM 22/05/2009
APP/17/00504 - Prior notification for single storey development extending 5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.1 metres and a maximum height of 3.3 metres. GPDC 06/06/2017
APP/20/00805 - Lawful Development Certificate for proposed change of use of outbuilding to allow for self contained office. WD 26/01/2021
APP/21/00181 - Change of use of existing summer house to home office. PERM 23/06/2021

3 Proposal

Extension of driveway access (dropped kerb) by 2 metres.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Hampshire Highways

Thank you for consulting the Highway Authority on the above planning application.

To determine whether the proposed extension to the dropped kerb is acceptable, the applicant is required to provide a plan which details the new length of the dropped kerb with the suggested alterations.

Further Hampshire Highways consultation response following receipt of amended plan

Whilst the plan doesn't seem to account for the full length of the dropped kerb (the property to the north is served via the same dropped kerb) it does appear that it will still be less than 10m with the alterations and therefore acceptable.

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

(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 property is located on New 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. It has been noted that the majority of properties have a dropped kerb serving them in order to provide access to the highway. 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) Effect on neighbouring properties

- 7.4 It is considered that the proposal will not appear overbearing or lead to overlooking 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) Highway Safety

- 7.5 The Highways Engineer has not objected to the proposed extension of the dropped kerb, and it is not considered that the increase in width to the existing dropped kerb would be detrimental to highway safety. The proposal therefore accords with Policy DM13 of the Havant Borough Core Strategy 2011.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/21/00795 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 02 August 2021

Location Plan - Received 02 August 2021

Block Plan - Received 02 August 2021

Proposed Site Plan - Received 16 September 2021

Reason: - To ensure provision of a satisfactory development.