

Recommendation: **GRANT PERMISSION**

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor P Bains - Hart Plain Ward

No Comment.

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer assets in 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.

Please note:

- The 100 mm public 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 access for maintenance.
- 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 soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

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

Furthermore, 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.

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 Response (1)

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

The applicant is proposing to replace the existing boundary wall with close-boarded fence to a maximum height of 2m, new gate and a new vehicular access. The Highway Authority can confirm that the new fence will not block the visibility of vehicles egressing the junction (Woodcroft Gardens) adjacent to the property.

The Highway Authority will require a diagram showing the length of the proposed new drop kerb along with visibility splays for this new access. Additionally, the diagram should also include the length between the proposed drop kerb and the junction with Woodcroft Gardens, as well as the telegraph pole on the footway to be outlined. For further information on visibility splays please see the Hampshire County Council Technical Guidance TG3 using the following link: [Microsoft Word - TG3 Technical Guidance Note - Stopping Sight Distances and Visibility Splays \(A1001001A17F05B10508J50123\)1.docx \(hants.gov.uk\)](#).

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.

Furthermore, the applicant should be made aware that the new gate should open inwards rather than onto the footway like the proposed site location diagram shows, in order to minimise obstructions onto the highway. The diagram should be updated to show this.

Whilst the Highway Authority can confirm that the above planning permission will not have a detrimental impact on the wider highway network, the Highway Authority require the additional information requested before a formal recommendation can be made.

Case Officer Comments

I was made aware that the new driveway, crossover and dropped kerb was already approved under reference 21569049. I contacted Hampshire Highways and they confirmed they do not need visibility splays. They did however still require the new gate to open inwards. I made the applicant's agent aware of this and the plans were updated to this effect.

Hampshire Highways Response (2)

Thank you for reconsulting with the Highway Authority on the above planning application.

Following our previous response dated 14th September 2021 the Highway Authority can confirm that the previously approved dropper kerb is acceptable and the applicant will not be required to provide visibility splays for the proposed new access.

Furthermore, the applicant has shown the new gates opening inwards onto the property rather than onto the highway which is now acceptable.

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

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: 9

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) Drainage
- (v) Highways

(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 would involve the replacement of the existing boundary wall with a close-boarded fence to a maximum height of 2 metres with a new gate. The proposed fencing would be at a height of 1.5 metres to the front opposite Woodcroft Lane and 2 metres along Woodcroft Gardens.

7.4 The proposed fencing would have close-boarded panels on concrete posts and gravel board. This is considered to be in keeping with the context of a residential area in principle. Furthermore, it is worth noting there are fence panels to the front of properties along Woodcroft Lane therefore it is not considered to be out of keeping with the character of the area.

7.5 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

7.6 The proposed development replacing the existing boundary wall is not considered to have an adverse impact on any of the surrounding properties.

7.7 Consequently, it is considered that the proposal 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) Drainage

- 7.8 Southern Water were consulted on the application and raised no objection. An informative has been added to the decision notice.

(v) Highways

- 7.9 Hampshire Highways were consulted on the application and following correspondence raise no objection.

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/21/00939 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 and Block Plan - 21092-101
Proposed Street Elevations - 21092-501A
Proposed Site Plan - 21092-401B

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.