
Site Address:	15 West Haye Road, Hayling Island		
Proposal:	Dropped kerb with vehicle parking		
Application No:	APP/21/00862	Expiry Date:	22/10/2021
Applicant:	Mr & Mrs Wilkinson-Tough		
Agent:		Case Officer:	Joseph Toole
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

15 West Haye Road, is a two storey property split into two flats, one on the ground floor and one on the first floor.

It is located within a residential area with many dropped kerbs for vehicular access to the front of properties along West Haye Road.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Dropped kerb with vehicle parking

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)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling West Ward

No Comment.

Councillor R Raines - Hayling East

No Comment.

Hampshire Highways

Initial comments:

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

The Highway Authority will require a diagram showing the length of the proposed new drop kerb along with visibility splays for this new access. 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.

Thus, the Highway Authority require the above information before a formal recommendation can be made.

Further comments following receipt of additional information

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

The applicant has now provided visibility splays for the proposed new access. The Highway Authority can confirm that the visibility splays provided are in accordance with Hampshire County Council Technical Guidance TG3 for a road with a 30mph speed limit.

Having regard to the above, the Highway Authority provide no objections to this 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) Impact on 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 provide a dropped kerb to the front of No.15 West Haye Road and a parking area for 2 cars. As mentioned there are numerous dropped kerbs along the road and hardstandings therefore the proposal is considered to be inkeeping with the context of the area.

7.3 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) Impact on Highways

7.4 Hampshire Highways were consulted on the application and requested a diagram showing visibility splays for the new access. This was provided and Hampshire Highways now have 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 and on the highway 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/21/00862 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
Proposed Site Plan
Visibility Splays - 007 DK1

Reason: - To ensure provision of a satisfactory development.