

Recommendation: **GRANT PERMISSION**

Building Control, Havant Borough Council
Building Regulations would not be required for this proposal.

FAO Mr P Marshall, Development Engineer

The dropped kerb does not require planning permission.

Applicants can apply to the Highway Authority for an assessment of a proposed vehicle crossover access arrangement to gain approval for its construction prior to or alongside a planning application. Details of this process can be found through the following link:

<http://www3.hants.gov.uk/roads/apply-droppedkerb.htm>

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 current wall is to be removed and replaced with a wall of the same style and height. The current dropped kerb is to be increased by 1m to each side of the driveway, subject to the approval of Hampshire County Council, and the current tarmac driveway is to be replaced with a new tarmac coating. It is considered that these alterations will have a minimal impact 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

7.4 No objections have been received in relation to this application. The alterations will be minimal, and there will be no increase in the height of the wall.

7.5 Consequently, it is considered that the proposal would have limited and acceptable impact on the properties immediately adjacent to the application site, 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.

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/16/01075 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 - received 20.10.16

Block plan - received 20.10.16

Photographs - received 17.10.16

Reason: - To ensure provision of a satisfactory development.