
Site Address:	24 Baybridge Road, Havant, PO9 5PG		
Proposal:	Creation of 2no. off road parking spaces in front of property, including dropped kerb access.		
Application No:	APP/21/00691	Expiry Date:	23/08/2021
Applicant:	Ms Antony		
Agent:	Mr J Bessant	Case Officer:	Selina Donophy
	JB Architecture		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the south side of Baybridge Road, Havant. The property has a pitched roof with elevations comprising tile hanging and brickwork. Towards the front of the site is a front garden area with a wider than the property with a low wall forming the front boundary. The area is predominantly residential in character, with the Sharps Copse centre to the south and primary school to the west. To the rear of the site is a garage accessed via Bentley Court. Baybridge Road is an unclassified road.

2 Planning History

None relevant

3 Proposal

Creation of 2no. off road parking spaces in front of property, including dropped kerb access.

Certificate B has been served on Hampshire County Council.

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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Alex Rennie

No comment

Councillor Richard Stone

No comment

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water.

Please note:

- The 225 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.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations:

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

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

Thank you for the consultation for the above application. The Highway Authority would like to make the following comments.

The Highway Authority are unable to provide a recommendation at this time. More information is required regarding the new drop kerb. A plan should be included to show the length of the drop kerb and the visibility splay for this access. For more information on visibility splays please see 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 \(hants.gov.uk\)](#)

Furthermore, 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>

Case Officer comment : Further comment received from Highways following the submission of a plan showing visibility splays:

Thank you for the consultation for the above application. The Highway Authority would like to make the following comments.

The Highway Authority are satisfied with the additional information submitted, showing the visibility splay for this new access, and therefore have no objections.

Furthermore, 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>

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) 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.
- 7.3 This road is unclassified and therefore Policy IN4 in the Submission Havant Borough Local Plan 2036 which relates to classified roads is not applicable.

(ii) Appropriateness of design and impact on the character of the area

- 7.4 This proposal comprises a dropped kerb providing access to the front of the property which would have a width of approximately 6.2 metres as well as the alteration of the front garden to create 2 parking spaces. The road juts inward just over halfway across the plot whereby there is space for street parking and the dropped kerb as proposed would not infringe upon this. There are no double yellow lines immediately in front of the application site, however there are double yellow lines on the opposite side of the road which leads down to a widened area of road allowing for further on street parking to the east of the site. Due to the lack of double yellow lines, the road to the front of the application site is used as on street parking .
- 7.5 The terrace of properties to the east of the application site do not benefit from parking to the frontage and many of these have garages accessed via Bentley Court to the rear. In general, front driveways are not a prevailing feature in the surrounding vicinity however a property on the opposite side of Baybridge Road and the school does have a front driveway with a dropped kerb. The proposal would comprise of a gravel area to the front of the property which would measure 4.8 x 4.8 m² , meeting the parking space requirements. A grid would stop migration of shingle on to the public highway and the proposal would be permeable. The proposed alterations are not judged to result in harm to the appearance of the area and are deemed to be acceptable.
- 7.6 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

- 7.7 The proposal is not considered to result in any harm to neighbouring properties.
- 7.8 Consequently, 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) Highways

- 7.9 Hampshire Highways have been consulted in regards to this application and initially requested a plan showing visibility splays be provided. These have subsequently been submitted by the applicant and Highways have been re-consulted. Further comments by Highways uphold no objection however 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.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00691

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:

Combined plan uploaded on the 29.06.2021

Visibility splay plan uploaded on the 09.07.2021

Reason: - To ensure provision of a satisfactory development.