
Site Address:	6 Lovedean Lane, Waterlooville, PO8 8HH		
Proposal:	New vehicle access onto Lovedean Lane.		
Application No:	APP/16/00881	Expiry Date:	21/11/2016
Applicant:	Mr Bentley		
Agent:	Mr C Power	Case Officer:	Bee Crawford
	Thorns - Young Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style detached bungalow and detached garage situated on a large plot in Lovedean Lane which has an east/west decline to the road. The property has a grey slate pitched roof and elevations of red multibrick, with open vehicular access the front, a drive and parking area which has hedging to all boundaries.
- 1.2 There is a detached bungalow to the west at a slightly lower level, a large two storey detached property to the east, and detached chalet dwellings opposite. The area is of medium density with a diverse mixture of detached and semi-detached two storey properties, bungalows and chalet dwellings of similar and different age, style and design.

2 Planning History

APP/16/00563 - 2 storey front, side and rear extensions, single storey side extension, raise height of roof, new chimney, front and rear dormers and new pitched roof garage, permitted 26/07/2016.

3 Proposal

- 3.1 The proposal is for the provision of an additional vehicular access onto Lovedean Lane.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS20	(Transport and Access Strategy)
DM13	(Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

No response received.

Development Engineer - Highways

The Highway Authority has no adverse comment on the principle of this new dropped kerb access subject to the approval of the highway authority in terms of its construction.

Traffic Management, HBC

There are no Traffic Management concerns with this 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: 4

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) Highway implications
- (iii) Effect on the streetscene
- (iv) 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 control criteria.

- (ii) Highway implications

- 7.3 The Development Engineer has no adverse comment on the principle of this new dropped kerb access subject to the approval of the highway authority in terms of its construction. An informative is recommended advising the applicant that permission is also required from the Highways Authority for the associated works to the highway. The application site is located on a relatively straight section of Lovedean Lane with good visibility east and west and it is considered the proposed additional entrance would improve the current vehicular access to the site.

- (iii) Effect on streetscene

- 7.4 The existing streetscene is diverse and it is considered the visual impact of the additional access would be minimal. The 2 metre high hedging to the front boundary would be retained, therefore the effect of the new access on the street scene is considered to be

acceptable.

(iv) Effect on neighbouring properties

- 7.5 The new entrance would result in dual access to the property and would be close to the western boundary of the application site, adjacent to the vehicular access of the neighbouring property at number 8 Lovedean Lane. It is considered that the additional access would not be detrimental to the amenities of the occupiers of this property which is set back approximately 13 metres from the highway, and that any impact on the property to the east would be negligible.
- 7.6 Consequently, it is considered that the proposal would have limited and acceptable impact on the properties immediately adjacent to and opposite 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 proposal would not result in any undue harm to the streetscene and is therefore considered to be acceptable and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00881 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 external materials hereby approved shall be as stated within the planning application unless the Local Planning Authority gives prior written approval for any variation.
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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Existing block plan
Proposed block plan
Photograph of existing hedge

Reason: - To ensure provision of a satisfactory development.