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|-----------------|--------------------------------------------------|---------------|-----------------|
| Site Address:   | 39 London Road, Purbrook, Waterlooville, PO7 5LF |               |                 |
| Proposal:       | Installation of new vehicular access.            |               |                 |
| Application No: | APP/14/01120                                     | Expiry Date:  | 23/12/2014      |
| Applicant:      | Mr Curry                                         | Team:         | Team 1          |
| Agent:          | Mr Porter                                        | Case Officer: | Stephen Andrews |
| Ward:           | Purbrook                                         |               |                 |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site is located along London Road, the main road to the west of the borough which links Portsmouth to Waterlooville. There is a pedestrian island and bus stop in close proximity to the site front.

This section of London Road is predominantly residential in character, but there are other uses nearby, including A1, A4 and A5. Deverell Hall is immediately opposite the site front.

No. 39 London Road is a detached, two storey building of brick construction which has been rendered white. The dwelling has a hipped roof with low level eaves. The property has had various extensions to the south and west elevations.

At the present time the site has vehicular access to the rear, accessed via Purbrook Gardens.

## **2 Planning History**

APP/11/00099 - Single storey side extension. Approved 23/03/2011.

## **3 Proposal**

Planning permission is sought to create a new vehicular access to the front of the site, off the A3 London Road. The proposal includes the hardstanding of the front garden to accommodate two vehicles and to allow cars to enter and leave the site in a forward gear.

## **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM14 (Car and Cycle Parking on Development (excluding residential))

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

Development Engineer - Highways - No objection

The applicant has shown that two vehicles can park on site and turn so that they may enter and leave in a forward gear. The applicant should be advised by informative that the approval of the highway Authority is required to construct the access.

## **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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Impact on highway safety

### **(i) Principle of development**

The application site is located within the urban area where the principle of development is acceptable subject to the usual development control criteria.

### **(ii) Impact upon the streetscene**

The opening up of the front boundary wall to allow for a new vehicular access would not materially harm the character and appearance of the area. Most dwellings along this section of London Road have on site parking to the front.

The development would therefore preserve the character and appearance of the area in accordance with the relevant criteria of policy CS16 of the Core Strategy.

### **(iii) Impact upon residential amenity**

The new vehicular access and hardstanding of the front garden would have no adverse impact on residential amenity.

### **(iv) Impact on highway safety**

The application as originally submitted did not adequately demonstrate that there was sufficient on site parking or that cars could enter and leave in a forward gear. Officers'

have worked with the applicant's agent to overcome these initial concerns.

The proposal now clearly shows that there is on site provision for two vehicles and that the vehicles can enter and leave the site in a forward gear. the Highways Engineer has confirmed that there is now no objection to the proposal, subject to a planning condition ensuring that the parking and turning area remains clear of obstruction and is retained for its intended purpose.

The new access, although sited close to a pedestrian island and bus stop, would not result in matters prejudicial to highway safety because London Road has a 30mph speed limit and there is good visibility from the new access. Further vehicles can leave the site in a forward gear. No objection is therefore raised on highway safety grounds.

## **8 Conclusion**

The application would not result in harm to the character and appearance of the area or neighbour amenity and would not result in an increased risk to highway users. The application is therefore recommended for approval.

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## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01120

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.  
**Reason:** To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The hatched parking area and the indicated turning area as shown on approved drawing 1748-100 Rev.E shall remain clear of obstruction and retained for its intended use at all times.  
**Reason:** In the interests of highway safety and to ensure that vehicles can enter and leave the site at all times in a forward gear. In accordance with policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
1748-101 Rev.B  
1748-100 Rev.E  
1748-102 Rev.A  
1748-104 Rev A

**Reason:** - To ensure provision of a satisfactory development.