
Site Address:	95 London Road, Cowplain, Waterloooville, PO8 8XB		
Proposal:	Dropped kerb to front of property plus hardstand.		
Application No:	APP/15/00935	Expiry Date:	22/10/2015
Applicant:	Mr K Lockwood	Team:	Team 2
Agent:		Case Officer:	Emma Chisnall
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

95 London Road is a two storey brick dwelling which is situated next to a busy and fast road within a residential area. No 95 has a large area of open space to the front of the dwelling and the proposal would like to turn this land into a hardstand for the parking of two vehicles and create a dropped kerb to the road.

Outside of the curtilage of No 95 there is a pavement which runs parallel along the front of the dwelling and its neighbours either side. Next to the footpath there is a grass verge which also runs parallel to the dwellings which then leads onto the road. There are traffic lights to the South of the dwelling which would impact the levels of traffic on the road at such time.

Currently there is no available parking within the curtilage of the dwelling and therefore the residents would need to park down Latchmore Forest Grove.

2 Planning History

None

3 Proposal

Dropped kerb to front of property plus hardstand

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Council Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water Comment

Sewer records show a public surface water sewer within the site which leads to SW requirements.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove, House Sparrowgrove, Otterbourne, Hampshire S021 2SW

Development Engineer Comment

Highways have no adverse comment on this proposal. I would suggest that either more information is given with regard to the construction of the porous parking area or a condition is imposed stating that this information needs to be submitted. Also an informative should be added to the approval with regard to the dropped kerbs and crossover having to be built to the approval of the Hampshire County Council in their role as the Highway Authority with regard.

Hampshire Highways Comment

Thank you for the opportunity to comment on the above application, Due to the size and nature of the development, a highways response should be provided by engineers at the local planning authority.

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) Impact upon the streetscene
- (iii) Impact upon the character of the area
- (iv) Impact upon residential amenity
- (v) Highway issues
- (vi) Impact on infrastructure

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The principle of the development is acceptable and will create two parking spaces at the front of the dwelling. Being able to park closer to the dwelling will increase convenience, security and ease for the residents.

(ii) Impact upon the streetscene

The proposal would be acceptable in the streetscene as the majority of neighbours around No 95 have a dropped kerb to their property.

(iii) Impact upon the character of the area

Both properties to the side of No 95 have built dropped kerbs and parking to the front of the dwelling and this is also the case for dwellings opposite on the other side of London Road. This shows strong demand for the access No 95 is proposing and would be in keeping with the current character of the area as it would allow No 95 to mirror its neighbours.

(iv) Impact upon residential amenity

The residents at No 97 and No 93 have built dropped kerbs to allow them access to the house and to park cars at the front. No 97 has built a dropped kerb to the east of the dwelling which leads onto the quieter road of Latchmore Forest Grove whereas the neighbours at No 93 have built a dropped kerb in the same position and layout that No 95 is proposing.

The impact of No 95's proposal would be minimal to the neighbours and should not result in any amenity loss for either neighbour as the front spaces are not used for recreation or leisure.

(v) Highway issues

The Development Engineer has no objection to the proposals subject to porous surfacing and an informative.

(vi) Impact on infrastructure

The presence of a surface water sewer crossing the site may result in some issues with surfacing/planting close to the route of the sewer. This will need to be explored by the applicant with Southern Water and an informative is recommended to highlight the possible issue.

8 Conclusion

The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00935

(A) 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Block Plan: Ref:00051161-611E77 Received 9th October 2015
Location Plan: Ref: 00051160-9ABB98

Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not commence until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality, to prevent off site flood risk and having due regard to policies CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.