
Site Address:	232 Stakes Hill Road, Waterloooville, PO7 5UF		
Proposal:	Extension to existing dropped kerb to front of property.		
Application No:	APP/15/00304	Expiry Date:	08/06/2015
Applicant:	Mr Parker	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey, semi-detached dwelling with hardstanding to the front and additional hardstanding to the side, leading to a detached garage at the rear. The dwelling extends, at first floor, over the hardstanding to the side, creating a carport.

The site has existing vehicular access on to Stakes Hill Road.

The area is residential in nature with a secondary school in close proximity on the opposite side of the road.

Most neighbouring dwellings have vehicular access on to Stakes Hill Road.

2 Planning History

None

3 Proposal

Planning permission is sought to extend the existing dropped kerb across the whole of the front boundary of the site.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - No objection, subject to a planning condition

requiring the parking area to be used for its intended purpose.

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

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) Highway safety

(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.

(ii) Impact upon the streetscene

The extended drop kerb would not materially harm the visual appearance or characteristics of the site, or the surrounding area. The front of the site is already used for parking and it is not considered that the extended drop kerb and removal of the front picket fence would detract from the existing appearance or function of the site.

The proposal would allow vehicles to access and park on-site more easily and therefore has a functional purpose. Having regard to the limited visual change that would be made it is considered that the development would accord with the objectives of policy CS16 of the Havant Borough Core Strategy.

(iii) Impact upon residential amenity

The extended drop kerb does not result in any harm to the residential amenities of adjoining properties.

(iv) Highway safety

The Council's highway engineer initially expressed concerns about the extended drop kerb as it was considered that it may invite parking over the access, which would in

turn cause an obstruction. However, having regard to the existing parking layout for the site and nature of Stakes Hill Road the highways engineer has stated that as long as the hardstanding is retained for its intended purpose that there would be no unacceptable highway impact.

If the applicant was to cause an obstruction to the highway network, this would be a matter that would fall outside of planning control and would be dealt with by the relevant authority.

The proposal would therefore comply with policies CS16 and DM13 of the Havant Borough Core Strategy.

8 Conclusion

Having regard to the above information no objection is raised on character, neighbour amenity or highway safety grounds. It is therefore recommended that planning permission be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00304

(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 parking layout shown on the approved amended parking layout plan received 2nd June 2015 shall be retained and used for its intended purpose at all times. At no time should vehicles be allowed to cause an obstruction to the footpath or highway.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Parking layout plan received 2nd June 2015 - scale 10mm = 500mm.
Location Plan 1:1250 dated 9th April 2015
Site Plan 1:500 dated 9th April 2015

Reason: - To ensure provision of a satisfactory development.

