

Recommendation: **GRANT PERMISSION**

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Development Engineer

A new dropped kerb of 5 metres would be allowed, but the permission must include a condition that the existing dropped kerb is removed and reinstated to a full face kerb and that the new dropped access is constructed. Please also include an informative with regards to the need to get permission from the Highway Authority for the works.

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: 9

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 considers that the impact of the extended and repositioned vehicular access on the highway is acceptable providing the existing dropped kerb is removed and reinstated to a full face kerb and that the new dropped kerb is constructed. An informative should be added 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 Manor Road with good visibility north and south and it is considered the proposed enlarged

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 extended and repositioned access, together with the new section of boundary fence would be minimal. Therefore the effect of the altered access on the street scene is considered to be acceptable.

(iv) Effect on neighbouring properties

- 7.5 It is not considered that the extension and repositioning of the existing access would be detrimental to the amenities of the occupiers of the neighbouring property to the north which is set back approximately 15 metres from the highway. It is considered any impact on the property to the south which is primarily a nursery, would be negligible.

8 Conclusion

- 8.1 The proposal would not result in any undue harm to the streetscene and it is therefore 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/14/00389 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 external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The existing access of 2.75 metres width as shown on the Existing Plan submitted with the application shall be stopped up and abandoned and any footway/verge crossings shall be reinstated on completion of the new access.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location plan
Existing plan
Proposed plan

Reason: - To ensure provision of a satisfactory development.