
Site Address:	1 Manor Road, Hayling Island, PO11 0QJ		
Proposal:	Dropped kerb to provide access to existing garage.		
Application No:	APP/14/00730	Expiry Date:	11/09/2014
Applicant:	Mr G Barker	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is situated on the main thoroughfare of Manor Road, Hayling Island and is a two storey semi-detached dwelling with an attached garage to the south. It has a grey slate pitched and hipped roof with elevations of cream render at ground floor level and pebble dash at first floor. The site is level with open vehicular access to the front, consisting of a concrete drive, parking area and grass. There is a hedge to the front (eastern) and northern boundaries and a 1 metre high fence to the southern boundary. There is open access to the rear garden.
- 1.2 The other two storey semi-detached property of a similar age style and design is to the north, a two storey detached property of individual age style and design lies to the south and Hayling Island Holiday Park is opposite the site, screened by a substantial hedge. The area is of low to medium density consisting of a diverse range of detached and semi-detached two storey properties, and detached chalet bungalows and bungalows of individual design, style and age range in a generally well spaced streetscene.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the provision of a 3 metre wide dropped kerb to enable vehicular access to the existing garage.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

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

No objection. Please include an informative with regards to the need to get approval 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: 3

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 objection to the scheme. 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 has existing vehicular access to the front of the site. It is considered the proposed dropped kerb 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 new

dropped kerb would be minimal. Therefore the effect on the street scene is considered to be acceptable.

(iv) Effect on neighbouring properties

- 7.5 It is not considered that the proposed dropped kerb would be detrimental to the amenities of the occupiers of either neighbouring properties to the north or south of the application site as vehicular access has already been established. Part of the 100 metre long boundary hedge of Hayling Island Holiday Park lies directly opposite the site.

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/14/00730 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 southern end of the dropped kerb shall be no more than 3 metres in width, measured northwards along the kerb from a point which is level with the southern boundary of no. 1 Manor Road.
Reason: In the interests of clarity, for the avoidance of ambiguity and in the interests of highway safety, with 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
Photographs with measurements

Reason: - To ensure provision of a satisfactory development.

