
Site Address:	The Everglades, Manor Road, Hayling Island, PO11 0QH		
Proposal:	Dropped kerb to allow access driveway.		
Application No:	APP/13/00769	Expiry Date:	09/10/2013
Applicant:	Mr R Watts	Team:	Team 2
Agent:		Case Officer:	Jenna Shore
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a link attached dwelling located on Manor Road. The dwelling is two storey with a hipped roof. Vehicle access to the site is currently to the rear via Brights Lane. The boundary treatment running parallel to the highway currently consists of a 3m plus conifer hedge.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to install a dropped kerb to allow vehicular access to the dwelling from Manor Road.

4 Policy Considerations

National Policies

National Planning Policy Framework

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

Arboriculturalist

Awaiting comments

Development Engineer

I have no adverse comment on this application subject to a condition to ensure turning is provided on site to allow a vehicle to access the highway in a forward gear.

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) Effect on highway safety
- (iii) Effect on the character of the streetscene

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on highway safety

7.3 As part of the consultation process comments were sought from the Council's Development Engineer. The Development Engineer has not highlighted a cause for concern regarding the access to the site and the implications of this on highway safety. It is considered that the area of land to the front of the dwelling (to be covered in shingle) facilitates the turning of a vehicle to enable residents to leave the drive in a forward gear.

7.4 The area of land to the front of the dwelling is to be covered in shingle. It is considered that this is likely to allow water to percolate and so is unlikely to result in an increase in surface water run off in the immediate area. The area of shingle is set back from the highway by a tarmaced area.

(iii) Effect on the character of the streetscene

7.4 In order to provide vehicle access to the dwelling in this location it has been indicated that part or all of the hedge forming the boundary is to be removed. The hedge is not subject to a TPO and is not considered to have particular arboricultural merit. The hedge to the neighbouring dwelling is to remain.

7.5 The streetscene of this area of Manor Road is particularly leafy with mature trees and hedges softening the appearance of walls and fences. This application does not seek to erect a wall or fence at this time. However should an application be received at a later date for gates, walls or fences the current appearance should be taken into account.

8 **Conclusion**

- 8.1 The proposed dropped kerb is unlikely to result in an adverse impact on highway safety.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00769 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 materials to be used shall match in type, colour and texture those on the existing pavement, unless agreed otherwise in writing by the Local Planning Authority.
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 development shall not be brought into use until a turning space is provided within the site to enable vehicles to enter and leave the site in forward gear in accordance with details to be agreed in writing by the Local Planning Authority. This space shall thereafter always be kept available for such use.
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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan received by the Council 9th August 2013
Block plan received by the Council 5th August 2013

Reason: - To ensure provision of a satisfactory development.