
Site Address:	Westmead, 43 Portsdown Hill Road, Havant, PO9 3JU		
Proposal:	New vehicular access.		
Application No:	APP/13/00714	Expiry Date:	11/09/2013
Applicant:	Mr T Brown	Team:	Team 1
Agent:		Case Officer:	Heather Lealan
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the southern side of Portsdown Hill Road. The context of the local streetscene is large detached family dwellings set within generous grounds. The established built form incorporates clear and defined gaps between the dwellings which are predominantly set at a lower level than that of Portsdown Hill Road. This setting, along with strong frontage planting, results in a 'low key' appearance of dwellings along this section of the road. Most of the dwellings have their own vehicular accesses from the road, although that currently serving No.43 is shared with No.43a to the west.

2 Planning History

20884 Two storey house and garage adjacent to no.45 (*application relates to no.43a*) Permit 22/06/70

20684/2 Outline application for one dwelling - Permit 06/11/1979

20684/3 Outline application for three dwellings and garages - Permit 02/07/1981

20684/4 Infilling of former chalk pit and construction of two detached houses - Refuse 25/03/83

20684/5 One dwellinghouse including new vehicular access to No.43 - Permit 07102/84

95/61308 Detached replacement garage - Permit 10/10/95

3 Proposal

New vehicular access to serve No.43 to enable the separation of this plot from the land (and existing access) to the west - the applicant indicates that it is his intention to apply for 2 new houses on that western parcel of land.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

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

CS20 (Transport and Access Strategy)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

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

5 Statutory and Non Statutory Consultations

Development Engineer -

I recommend approval subject to a condition that sight lines 2.4 m by 100 m are provided and maintained in both directions.

This approval does not grant any highway rights to carry out the construction works required to create the approved access - I would suggest an informative is placed on the permission.

Comment: Noted; an informative can be added.

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: One

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 on Highway
- (iii) Impact on Trees and Streetscene
- (iv) Impact on neighbouring dwellings

(i) Principle of development

7.2 The site is located within the Urban area and permission was granted in 1984 for an additional dwelling house and new access to No.43. The applicant sets out in his application that it is his intention to apply for permission for two houses on the remaining garden land to the west. This current application the subject of this report seeks to create a new access for the existing dwelling so that this property can be separated from the building plot to the west - in principle the creation of accesses to support existing dwellings in the urban area can be supported, subject to detailed development control considerations.

(ii) Impact on Highway

- 7.3 The Development Engineer considers that the impact of an additional access on the highway is acceptable subject to the creation and maintenance of adequate site lines. This should be conditioned to any planning permission and an informative should be added advising the applicant that permission is also required from the highways authority for the creation of the access.

(iii) Impact on Trees and Streetscene

- 7.4 Following pre-application discussions with the applicant regarding his intention to develop the western garden area for two houses the tree officer has considered the principle of a new access in the position now applied for - here it was concluded that the access proposed for the existing dwelling house was acceptable in terms of loss of vegetation as the bushes and trees within this section of the front boundary were not good specimens. As such it is considered that the scheme is acceptable in terms of the impact on the vegetation. (NB Should an application for two new dwellings within land to the west of the site be submitted subsequently it is unlikely that a further access will be permitted due to the impact on the trees and visual appearance of the streetscene.)

(iv) Impact on neighbouring dwellings

- 7.5 It is not considered that the introduction of a further access would be detrimental to the amenities of the occupiers of the adjacent residential properties; the site of the access lies well away from the nearest dwellings and in itself the new access will reduce the activity arising from use of the existing access adjacent to No.43a.

8 Conclusion

- 8.1 It is considered that the application should be permitted subject to planning conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00714 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:

Site plan OS ref. 100030848 received 17 July 2013
Block Plan OS ref. 100020449 received 17 July 2013
Layout of proposed new access including indicative siting plans of previous gen submission, received 17 July 2013
Reason: - To ensure provision of a satisfactory development.

- 3 The access hereby permitted shall not be used until visibility splays of 2.4m by 100m are provided in both directions and such visibility splays shall be thereafter maintained at all times.

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.