

---

Site Address:	126 West Street, Havant, PO9 1LW		
Proposal:	Proposed dropped kerb.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00057	Expiry Date:	04/04/2023
Applicant:	Miss C Geary	Case Officer:	Josephine Lacey
Agent:			
Ward:	Bedhampton		

Reason for Committee Consideration: Applicant is an HBC employee

Executive Head of Place Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

- 1.1 126 West Street, Havant is a two-storey semi-detached property located in a residential area of properties of similar style. The frontage of the property is 11.22m wide and is partially hard surfaced to allow for off road parking for vehicles. A path down the centre of the frontage leads up to the front door, with half of the frontage being hardstanding, which is used as a driveway, and the other half is gravel with a small bench next to the exterior of the south elevation.

## **2 Planning History**

No recent or relevant planning history.

## **3 Proposal**

- 3.1 The application is for a proposed dropped kerb. The resulting vehicle crossover is intended to serve the existing hard surfaced area, which will be amended to include a drain and soakaway to avoid runoff onto the adopted highway.

## **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS20 (Transport and Access Strategy)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## 5 **Statutory and Non Statutory Consultations**

### **Developer Services, Southern Water**

The impact of any works within the highway/access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under a NRSWA enquiry in order to protect public apparatus. Please send these enquiries to Developer.Services@southernwater.co.uk. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

### **Hampshire Highways**

#### **Initial Consultation Response:**

I refer to the consultation on the above planning application and would make the following comments.

The dropped kerb as proposed will access to the front of the property on to a driveway which has already been surfaced and there is evidence that parking has already occurred within that space with no dropped kerb in place,

The driveway slopes towards the highway and it is required that the area of hard surface shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site. This is required to ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway. Confirmation of the measures to ensure that there is no additional surface water discharge to the highway is required.

The proposed dropped kerb to access this plot to provide off street parking are similar to a number of other properties fronting West Street and subject to the above regarding drainage measures HCC Highways Development Planning has no objection in principle to the proposed dropped kerb, the applicant should be made aware that subject to any planning permission that may be granted by the Local Planning Authority, a subsequent permission will need to be granted by HCC as Highways Authority to undertake the dropped kerb works on the highway.

Details of this procedure can be found via the following link:<https://www.hants.gov.uk/transport/parking/droppedkerbs>

Having regards to the above comments regarding confirmation of the drainage provisions the Highway Authority would recommend a holding objection.

#### **Consultation Response following receipt of revised plans:**

I refer to the consultation on the further submissions relating to the above application and would make the following comments. The revised Site Plan referenced A101 now shows in principle an acceptable change to the proposal to include drainage to prevent the likelihood of surface water from the driveway flowing to the highway. With the alignment of the highway and the width of the footway being 2 metres the required visibility is available and comparable with nearby existing provisions along West Street. HCC Highways Development Planning has no objection in principle to the proposed dropped kerb, the applicant should be made aware that subject to any planning permission that may be granted by the Local Planning Authority, a subsequent permission will need to be granted by HCC as Highways Authority to undertake the

dropped kerb works on the highway. Details of this procedure can be found via the following link:<https://www.hants.gov.uk/transport/parking/droppedkerbs>

Having regards to the above the Highway Authority would recommend - no objection (subject to the above informative).

## **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: 4

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Highway Safety

(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 management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is for a 4.572m dropped kerb to allow for vehicular access onto an existing hard surfaced driveway. The property is located on West Street. The application site and properties in close proximity are all set back from the public domain, and a number of nearby properties feature an onsite parking provision to the front of the houses. Furthermore, there is no grass verge to the front of the property that would be adversely impacted and it is therefore considered that the proposal would not result in significant harm to the visual amenity of the surrounding locality. In addition, the proposal is in keeping with the neighbouring properties, as several properties on this street already have dropped kerbs.

7.4 On this basis the design and appearance of the proposal is deemed appropriate in context, and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in

an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 The proposal is considered to have little to no impact on the surrounding neighbouring properties. It will not cause an increase of vehicular activity within the highway, as parking provision will simply be moved from the road onto the property.

(iv) Highway Safety

- 7.6 Following a holding objection from the Highway Authority, the applicant has submitted plans with the proposed drainage provision for the dropped kerb and the hardstanding that it will serve, in order to avoid runoff onto the adopted highway. The Highway Authority have confirmed they have no objection to the revised proposals, and the dropped kerb would benefit from appropriate visibility.
- 7.7 On the basis of the revised plans it is considered that the proposals would be of appropriate highway design and would meet the requirements of Policy CS20 of the HBLP (Core Strategy).

## 8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties - it is noted no letters of objection were received with respect to the scheme. The detailed designs meet the requirements of the Highway Authority. On this basis the application is recommended for approval.

---

## 9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00057 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.  
**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:  
  
L01 REVA Amended Location Plan  
B01 REVA Amended Block Plan  
A101 REVA Amended Site Plan  
  
**Reason:** - To ensure provision of a satisfactory development.
- 3 The dropped kerb hereby approved shall not be brought into use prior to the completion of the drainage works shown on approved drawing A101 REVA. Such drainage provision shall be retained at all times thereafter.  
**Reason:** In order to secure satisfactory highway design that does not result in runoff the public highway, and having due regard to Policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011.

**Appendices:**

- (A) Amended Location Plan
- (B) Amended Crossover Plan
- (C) Front elevation showing location and measurement of dropped kerb