

P/15/0605/FP

MR S FORD

DROPPED KERB TO FRONT OF PROPERTY

11 LONGFIELD AVENUE FAREHAM HAMPSHIRE PO14 1DA

FAREHAM SOUTH

AGENT: MR S FORD

Report By

Rachael Hebden - Direct dial 01329 824424

Site Description

Number 11 Longfield Avenue is an end of terrace property. The land to the front of the dwelling is level and of an open character. There is a track to the west of the site which provides access to the rear of properties along Longfield Avenue.

Description of Proposal

The application is for the creation of a vehicular access by the construction of a dropped kerb across the full width of the site to enable two cars to park on the land to the front of the dwelling. The land to the front of the dwelling is currently used for parking, however access from the track to the side of the site is narrow and difficult to maneuver in. The proposed dropped kerb would enable much easier vehicular access to the front garden and enable the applicant to construct a side boundary wall.

The block paving of the land in the applicant's front garden and the erection of a side boundary wall are to be carried out under permitted development and is not the subject of this application.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

Development Sites and Policies

DPS1 - Sustainable Development

Representations

Twenty one representations have been received of which two are in support of the proposal, one is an explanation submitted by the applicant explaining the rationale for the dropped kerb and the remainder of the representations are in objection to the proposal. Four objections have been submitted from no. 15 and a further two from number 13, therefore for the purposes of counting the number of objections, they are counted as two.

The representations are primarily concerned with the loss of on street parking to the front of no. 11 as a result of the proposed dropped kerb, however concerns have also been raised regarding the impact that reversing from the site onto the road would have on the adjacent road. One of the representations also states that the proposed dropped kerb does not comply with Hampshire County Council's dropped kerb policy. A number of the objections state that an inability to park on Longfield Avenue would be dangerous for residents with children.

Consultations

Director of Planning & Development (Highways) - No objection subject to conditions requiring the vehicular access to be constructed in accordance with the approved plans and for the parking area to be drained and surfaced in accordance with details to be submitted and approved by the local planning authority.

An informative is also recommended to advise the applicant to contact Hampshire Highways prior to commencing the development.

Planning Considerations - Key Issues

Principle of development

The proposed dropped kerb would serve an existing residential property and is therefore acceptable in principle.

Effect on the safety of the highway

A number of the objections to the proposal state that the loss of street parking to the front of no. 11 would make it dangerous for people wanting to park on Longfield Avenue, in particular those with children. While the loss of on street parking to the front of number 11 may displace parking further afield, this is not considered to have an adverse impact on the safety of the road. The proposed dropped kerb to the front of no. 11 would prevent people from parking directly adjacent to the entrance of the track that provides access to the rear of the site, therefore increasing visibility for people exiting the track and improving the safety of the adjacent road.

Some of the objections received also pointed out that the applicant has access to the rear of his property and could park in his garage and therefore does not require parking to the front. The fact that the applicant has parking to the rear of his property does not justify the refusal of his application for a dropped kerb to provide additional parking to the front of his property.

One of the objections also states that the proposed configuration of kerb stones does not comply with Hampshire County Council's dropped kerb policy, however the dropped kerb configuration that the objection refers to represents a standard configuration rather than a policy requirement and is not the only appropriate configuration. In any event, this proposal seeks planning permission for the formation of the access and the details of the construction are for approval by Hampshire County Council as the Highway Authority under the Highways Act.

The highways officer has visited the site, assessed the proposal and confirmed that it would not have an adverse impact on the safety of the highway, subject to the incorporation of a condition requiring the access to be constructed in accordance with the approved plans and a condition requiring details of the drainage arrangements. (As the proposed block paving is to be carried out under permitted development it is not considered necessary or reasonable to require the applicant to submit details of the proposed drainage arrangements, therefore this condition has not been incorporated).

Effect on the character of the area

The land to the front of the property already has a graveled surface, therefore the proposed dropped kerb would not result in a change to the appearance of the land to the front of the

garden. A number of properties within Longfield Avenue benefit from vehicular access to the front to enable off street parking, therefore the proposed vehicular access would not be out of keeping with the character of the area.

Conclusion

It is acknowledged that a number of objections to the proposal have been received, however the proposed dropped kerb would not have an adverse impact on the safety or operation of the highway and complies with Policy CS5, therefore it is recommended that the application is approved.

Recommendation

PERMISSION: subject to conditions:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

REASON: To comply with the procedures set out in the Town and Country Planning (Development Management Procedure) Order 2010 and Section 92 of the Town and Country Planning Act 1990.

2. The means of vehicular access shall be constructed in accordance with the following approved plans:

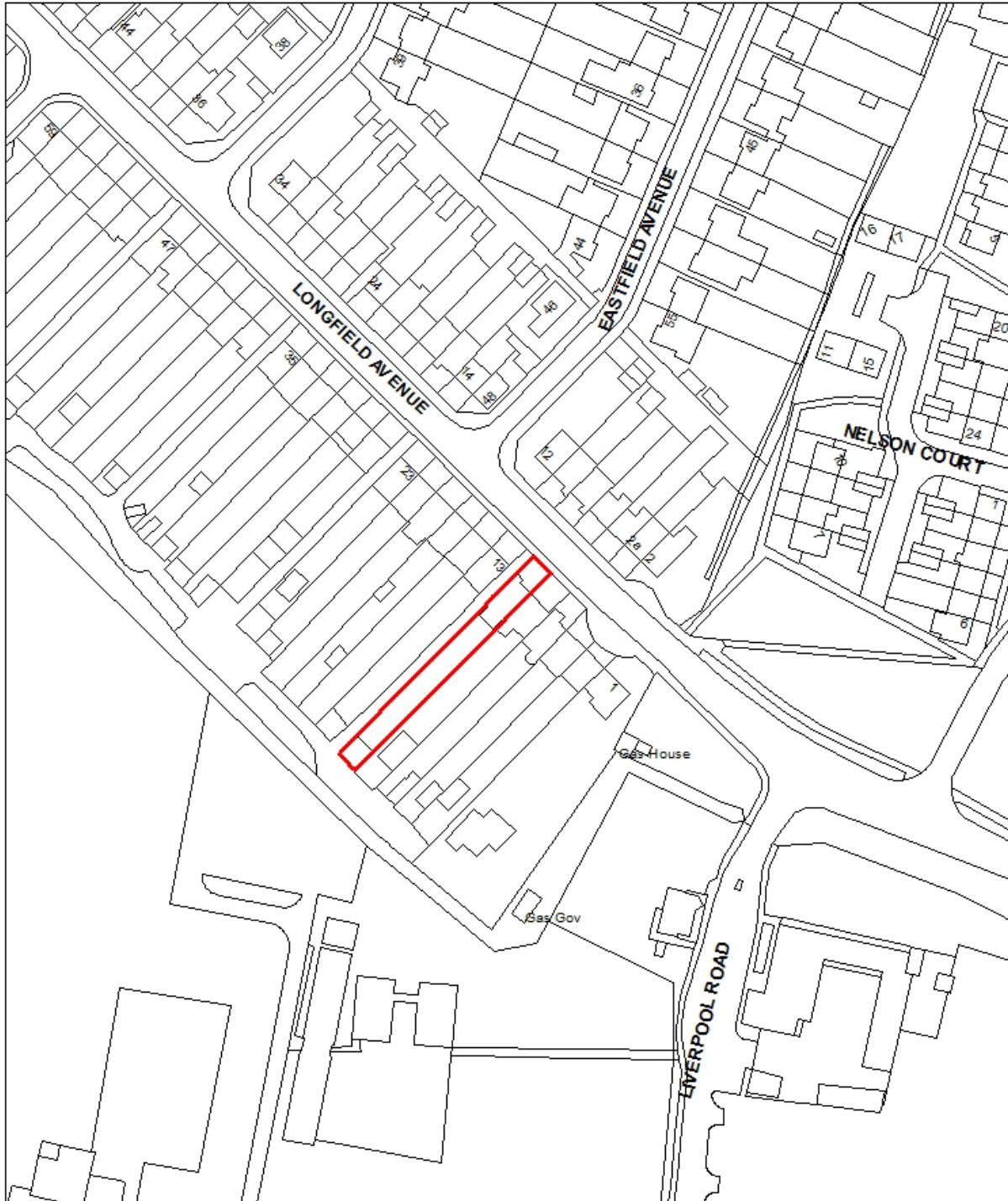
location plan Dated 25.11.15

site plan and proposed elevation

Reason: For the avoidance of doubt and in the interests of proper planning.

FAREHAM

BOROUGH COUNCIL



11 Longfield Avenue
Scale 1:1250

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