HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/77502

DESCRIPTION	Formation of dropped kerb
ADDRESS	25A St Johns Road Hedge End Southampton SO30 4AF

SITE VISIT DATE	15/15/15
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Formation of 4.50m wide dropped kerb onto lay-by along St Johns Road.
TOPOGRAPHY	Level.
TREES	No trees affected
BOUNDARY TREATMENT	Open plan laid to lawn with low planting between frontages
SITE CHARACTERISTICS	Modern small two storey mid terrace house in block of 4 properties. Rear garden and garage block to rear.
CHARACTER OF LOCALITY	Predominantly residential within an area consisting of a number of community uses including a police station, village hall, church, and community centre.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WIR 22575	The construction of service road and erection of eight dwellings and eight garages	Permit 13/07/1973

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection
Head of Transportation and Engineering	Transport Policy Officer Holding objection. Whilst from a planning perspective there would be no objection, HCC as highway authority will need to grant overall permission in regard to whether a road opening order can be granted to undertake the drop kerb works on their land (road and footpath). Historically they have not granted such approvals when the

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	access is through a shared layby such as in this situation, where the overall amenity for neighbours can be affected. As such, they have been contacted and this consultation will be updated once a response has been received. Additionally, it is noted that there is currently a disabled bay across the access which will need to be removed. DC Engineer As Matt comments. HCC specific approval is needed, consent is not normally given to access points across laybys in situations like this removing casual parking space available for all to use.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE and 102.T

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 DM1 and DM23 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 28.

The Council's adopted appraisal document sets out the following guidance principles for new development in this area:

- Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
- Maintain the importance of the views to the Church of St. John the Evangelist.
- Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, setbacks, transition spaces and orientation of internal spaces.

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

		See below		

COMMENT ON REPRESENTATIONS RECEIVED

	None received				

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Layout and Appearance, and Impact on the Street Scene and Character of the Area:

The proposal is to form a dropped kerb 4.50m wide in front of no 25a St Johns Road, which is a classified road, this will provide access across the pavement for parking on the property frontage. It will also necessitate the removal of an existing disabled parking bay in the lay-by which runs alongside St Johns Road and will prevent parking in that area of the lay-by.

The property is a mid-terraced two storey house located in a row of 4 similar houses which have front porches and detached rear garages in a block, accessed via a service road. The front gardens are open plan laid to lawn with low planting between which provides an attractive frontage to the terrace.

There is a matching set of four terraced houses, alongside the block, which contains the application site. The end terrace of this block is adjacent to the service road and does have parking to the front of the house, this can be accessed from the service road without crossing the lay-by and as such does not front the classified road.

Highway Matters:

Saved Policy 59.BE (v) of the adopted Local Plan requires the development to have a satisfactory means of access and layout for vehicles.

The Local Authority Engineers have not raised an objection to the proposed dropped kerb but emphasize the point that Hampshire County Council as the Highway Authority will need to grant a road opening permit to undertake the works even if permission were granted. A response has not been received from HCC via either the LPA Engineers or directly as a result of notice being served by the applicant on certificate B of the planning application form. Generally consent will not be given for access points like the proposed across a shared lay-by.

Considering the above it is felt that the provision of a dropped kerb will introduce frontage parking which will be an unwelcome feature within the street scene and to the detriment of the amenity of the neighbouring properties diminishing the softening nature of the current lawns and planted areas. The vehicle would be parked close to the houses on an existing area of garden which serves to soften the appearance of St Johns Road in this area and would have an unacceptable impact on the neighbouring properties. Therefore it is considered that the proposal does not comply with policy 59.BE.

Nature conservation

The proposal is not considered to result in a likely significant impact on a European Protected site

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

(SPA,SAC or Ramsar). The works fall inside the HRA (Habitat Regulations Assessment) designated zone of impact but screening was not considered to be necessary for this application as the development is very minor.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

Recommend refusal