HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/77059

DESCRIPTION	Extension of dropped kerb
ADDRESS	86 Church Road Bishopstoke Eastleigh SO50 6DQ

SITE VISIT DATE	30.10.2015
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the extension of the existing dropped kerb in front of the adjacent property at no.84 to span the full width of the plot frontage. This requires an application for planning permission as it forms an access onto a classified road. The proposals also include the provision of an additional associated area of hardstanding following removal of a strip of raised lawn.
TOPOGRAPHY	The driveway slopes down to the road with the dwelling house at a slightly elevated position. Church Road slopes down to the junction with Longmead Avenue top the south where it starts to level out.
TREES	Large tree within the rear garden situated away from the proposal.
BOUNDARY TREATMENT	Open frontage with a low retaining wall runs along the front side boundary with no.84 and a low planted hedge with no.88.
SITE CHARACTERISTICS	End of terrace house. The front entrance forms a side lean to porch with steps leading up from the front driveway. The majority of the frontage has been laid to hardstanding which forms a driveway which slopes down to the road. A small strip of grass which is at a higher level driveway to the side and the pavement to the front with a low retaining wall.
CHARACTER OF LOCALITY	Forms part of a row of 4 terraced houses behind shallow front gardens. Road comprises a mix of terrace and semi-detached properties. Victorian/Edwardian linear development on the north western edge of Bishopstoke, off Church Road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bishopstoke Parish Council	No objection.
Head of Transportation and Engineering	No objection. Informative L03.

POLICY CONTEXT

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

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

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

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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' DM1

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

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area – BIFOHH 5

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
n/a				

COMMENT ON REPRESENTATIONS RECEIVED

COMMENT ON REPRESENTATIONS RECEIVED

	None received	X	See below		
n/a					

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."

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.

Church Road is a classified road and as such the proposed dropped kerb is not permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 2, Class B. The proposed dropped kerb will not result in any endangerment of highway safety and the Council's Head of Transportation and Engineering has raised no objections to the proposals on these grounds. The informative note to applicant (L03) which advises that the planning permission does not authorise the undertaking of any works involving excavations in the carriageway, footway or verge and that a road opening permit must be obtained from Hampshire Highways prior to the commencement of any works, will be added to the decision notice.

Dropped kerbs providing access to residential frontage parking are a common and prevalent feature along this section of Church Road and the proposed dropped kerb to the front of no.86 will be an extension of an existing dropped kerb in front of no.84. As a result it is considered that the proposals are in-keeping with and will not unduly impact upon the prevailing character of this section of the street scene or the immediate surrounding area.

The extended hard surface could be provided without the requirement for planning permission under Part 1, Class F of this legislation if the area to be hard surfaced is made of porous or permeable materials or provision is made for direct run off to a part of the site that is permeable.

The hard surfacing is to be made of concrete which is a non-porous material. However, provision can be made for the direct run off to a permeable area within the site. It is not, therefore, considered that the application could reasonably be refused nor could any conditions above and beyond those stipulated within the relevant Permitted Development legislation be imposed. The extended hard surface will result in the whole front garden being laid to concrete with the removal of the existing raised strip of lawn. It was acknowledged on site that the driveway steeply slopes down to the road and therefore, this would allow surface water run-off onto the footway and carriageway which would not be acceptable. In this regard, the matter of the required drainage provision will be covered by way of condition to require provision be made to direct water run-off from the hard surface to a permeable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

or porous area within the curtilage of the dwelling house.

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

It is recommended that planning permission be granted.