



Countryside Planning and
Development Control
Hampshire Countryside Service
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Universal Services

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Enquiries to countryside.planning@hants.gov.uk

My reference

Direct Line 04 April 2023

Your reference H/23/94800

Date

E-mail countryside.planning@hants.gov.uk

For the attention of the Case Officer,

Planning reference: H/23/94800

Site location: 8 MAPLE CRESCENT, WEST END, SOUTHAMPTON, SO30 3JH

Proposals: Single storey flat roof extension.

Consultation response: No Objection

Thank you for consulting Hampshire Countryside Service as Highway Authority in respect of Public Rights of Way and Commons Registration Authority. We also manage Country Parks and Countryside Sites throughout Hampshire. Please accept this as our response to the above application, taking into account the material considerations relating to Public Rights of Way, Commons and impacts to Hampshire County Council Country Parks and Countryside Sites.

Site Context:

- Footpath West End 501 (FP 501) runs north-south along the western boundary of the proposed site. FP 501 has a connection to Sharon Road, approximately 150 metres south of the site.
- FP 501 runs behind residential properties of Maple crescent to its east, and Charmwen Crescent to its West. It runs as a narrow corridor enclosed by garden boundaries and a line of bushes and trees.
- Footpath West End 502 (FP 502) branches off east from FP 501 for approximately 17 metres, where it follows Maple Crescent in a northerly direction for approximately 48 Metres, before it continues east around the curvature of Maple Crescent, where it connects up to other footpaths on the PROW network.

- It is noted that the site does not lie in a material proximity to any Hampshire County Council Countryside Site.

A copy of the Definitive Map of Rights of Way and Definitive Statement and Countryside Sites can be found at

<https://maps.hants.gov.uk/rightsofwaydefinitivemap/> and

<https://www.hants.gov.uk/landplanningandenvironment/rightsofway/definitivemap>

Commentary:

The proposed development is to add a single storey flat roof extension to an existing detached residential property. This includes notable changes to the western elevation of the dwelling, whilst noticeably increasing in its footprint.

The proposed development is in close proximity to both, West End 501 and West End 502, which form part of the Public Rights of Way (PROW) network. FP 501 runs along the site's western boundary, whilst FP 502 runs to the south-east of the development site. The proposal does not seek any changes to the site's boundary nor with the site's existing access east onto Maple Crescent.

It is noted that the application and its supporting documents:

- Do not show Footpath West End 501 and West End 502 on any plans, as is required by national planning validation guidance;
- Do not make reference to FP 501 and FP 502, and do not contain any assessment, nor demonstration, as to the impacts of the proposed development upon this sensitive receptor.

However, it is considered that the development itself will not have a significant detrimental impact on the PROW network. Therefore, we raise no objection and provide informatives for the applicant in regards to conduct and responsibilities with respect to the Public Right of Way.

Conclusion:

We raise no objection. We attach general informatives for the applicant in regards to the PROW network. We request that these are added to any permission, should it be granted:

1. Where Public Rights of Way are close to application sites or are used for access to the development site, applications must show these Rights of Way on the submitted plans and detail how they will be accommodated within the proposals. Government guidance requires that applications should not be validated unless such a plan has been submitted.

2. Nothing connected with the development, or its future use, shall have an adverse effect on the Public Rights of Way, which must always remain available for safe public use at all times. No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use or occupation of the development, shall be left on or near to all Public Rights of Way as to cause obstruction, hindrance or a hazard to the legitimate users. The public retain the right to use PROWs at all times.
3. Should the developer identify the need to temporarily close or adjust a PROW, they should follow the guidance on the Hampshire County Council website. This includes further information on the duties as a landowner and/or developer, found at [Landowners guide to public rights of way | Hampshire County Council \(hants.gov.uk\)](https://www.hants.gov.uk/landowners-guide-to-public-rights-of-way).
4. Granting of planning permission does not grant the applicant access rights to the site via the PROW network and separate consent is required.
5. There must be no surface alterations to a Public Right of Way without the consent of Hampshire County Council as Highway Authority. Planning permission under the Town and County Planning Act (1990) does not provide this and separate consent is required. To carry out any such works without this permission would constitute an offence under Section 131 of the Highways Act (1980).
6. No works to the surface of the Public Right of Way shall be carried out without prior approval of the Area Countryside Access Manager. Any damage caused to the surface of the Public Right of Way by construction traffic will be required to be restored to the satisfaction of the Area Countryside Access Manager upon the completion of the build.

Countryside Planning would welcome further engagement with the Local Planning Authority and the applicant. Please contact countryside.planning@hants.gov.uk to discuss further.

Yours sincerely,

Grant Mintram
Countryside Planning Officer
Hampshire Countryside Service