

MEMORANDUM



From: Network and Infrastructure Manager **To:** Chief Planning Officer

Our Ref: PD/2012/0562

Your Ref: P/2012/0562

Date: 8 April 2013

Town and Country Planning Act 1990

Section 78 Appeal at Land at School Lane, Southsea

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of that response is attached for your information.

Pete Dorthwaite

PP

Network and Infrastructure Manager

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/P/2012/0562

Your Ref: P/2012/0562

Date: 28 August 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3080 5160 Land at School Lane, Southsea

Development: Residential development of 10 no. two/three bedroom dwellings and 1 no. detached dwelling and construction of new vehicular access.

I refer to your consultation dated 6 August 2012 in respect of the above.

The development site fronts School Lane which is a classified road subject to a 30mph speed limit although I would estimate typical vehicle speeds at being around 20mph along this section due to the geometry of the road.

Adequate visibility is achievable from each of the proposed new accesses on to School Lane.

The existing carriageway width of School Lane fronting the development site is considered to be wide enough to accommodate the increased vehicular movement along School Lane.

A 2m wide footway is proposed along the site frontage providing a continuous link with the existing footpath running west to east alongside Ysgol Penrhyn.

It is current Council policy that any access on to a classified highway requires an off road turning facility to remove the need for vehicles to reverse on the highway. However the road classification is based on the original road layout. The road is no longer the main through road; it is a side road serving a small number of dwellings. Given that the road is lightly trafficked and that visibility is more than adequate I can confirm that I am, in this instance, willing to support the proposed parking arrangement.

The existing street lighting is considered to be inadequate to cater for the proposed development and a suitably worded condition is required to ensure it is upgraded as part of any planning permission.

Adequate off road parking is proposed in accordance with LPGN 16 recommendations. However it is noted that the available width between walls in the proposed car port arrangement, appears to be only 2.4m which may restrict access. It is suggested that the applicant may wish to increase this width to enable improved access to both sides of a parked vehicle.

I recommend any permission include the following conditions:

CONDITIONS

- ZJ07** **ACCESS SURFACE (5 metres)**
043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
- ZJ09** **NO GATES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ13** **DROPPED KERB VEHICULAR ACCESS**
026R
E05NA The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
- ZJ15** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ22** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R The vehicular parking and turning areas as shown on the approved drawing(s) shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.
- ZJ35** **NEW 2.0 METRE FOOTWAY**
050R Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
- NONSTDC** **SUBMISSION OF FURTHER DETAILS**
026R
E06N
E07N No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:
- 1) Detailed layout, design, drainage and construction of the proposed new footway
 - 2) A scheme of street lighting on School Lane

The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

NONSTDN CONSTRUCTION OF FOOTWAY

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729696 for further guidance.

NONSTDN RETAINING WALLS

Technical approval for any construction works or retaining wall affecting or adjoining the highway will be required under the provisions of the Highways Act 1980. The applicant must contact Matthew Ricketts 01978 729723 to discuss this technical approval

Peter Dorthwaite

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Network and Infrastructure Manager

