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Enquiries To Matt Grantham

My reference 047249

Direct Line

Your reference H/22/93352

Date 9 September 2022

Email eastleighdc@hants.gov.uk

Dear Ms Sharpe,

GREYWELL, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DL

Construction of garage with ancillary first floor accommodation, rebuilding of brick boundary wall and new internal courtyard wall (Amended plans)

In regard to application H/22/93352, having reviewed the application there is no objection from a highways perspective, subject to the application of a condition as outlined below.

Access:

Whilst the visibility from the proposed vehicle access does not conform to full visibility standards, (and gates are not set back from the highway by a standard minimum of 6.0m) it is noted that it sits on a section of Station Hill which has a closure to through traffic approximately 70m to the north, that is single width and serves only two dwellings. As such, speeds would be anticipated to be minimal, as would passing traffic. Given this, the access would be acceptable in this specific case.

The applicants should however be made aware that subject to any planning permission that may be forthcoming from EBC as Local Planning Authority, a subsequent permission will be required from HCC to actually undertake works on the highway to provide the vehicle crossover / drop kerb. Details of this process can be found via the following link: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI

Proposed Garage:

Whilst the garage is acceptable from a highway perspective, providing enclosed parking without compromising the driveway space to enable on site turning and forward gear access and egress, there are concerns as to what the garage (and first floor accommodation) could be utilised for - other than just the parking of vehicles.

If for instance, the first floor space were to be used for commercial purposes (office) and the garage below for storage (commercial), then an increase in vehicle trips and the use of the site by larger delivery vehicles could occur. This would not be welcomed due to the nature of High Street. As such, it would be requested that the following condition is applied.

Condition:

The development hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

Reason: To protect the amenity of the adjoining residential properties and in the interest of highway safety.

Yours sincerely,

Matt Grantham

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI