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*Date* 9 September 2022

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Dear Ms Sharpe,

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

**Listed Building Consent: Construction of garage with ancillary first floor accommodation, rebuilding of brick boundary wall and new internal courtyard wall**

In regard to application L/22/93401, 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

Yours sincerely,

Head of Highways (Area Offices)  
**Tim Lawton BEng CEng MICE MCIHT**  
*Director of Economy, Transport and Environment*  
**Stuart Jarvis BSc DipTP FCIHT MRTPI**