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Enquiries To Matt Grantham

My reference 048155

Direct Line

Your reference O/22/94180

Date 5 December 2022

Email eastleighdc@hants.gov.uk

Dear Ms Webb,

12 UNDERWOOD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FW

Erection of a pair of semi detached 2 bedroom houses in land to the rear of No. 12 Underwood Road, Bishopstoke.

In regard to application O/22/94180, having reviewed the information contained within the application pack, whilst there would be no objection in principle to development, additional and amended information would be required for a formal no objection to be issued.

ACCESS:

Access to the proposed dwellings would be via Summers Place, accessed from either East Drive or underwood Road, which is acceptable. Onwards, adequate space appears to be afforded to actually turn in and out of the proposed parking spaces.

PARKING:

Whilst the quantum of parking for development is for EBC to assess in their role of Local Parking Authority, it is noted that each of the two proposed dwellings are only provided with one vehicle parking space, and for two-bedroom dwellings, the minimum is two parking spaces each if the EBC Parking Standards SPD is to be adhered to.

Onwards, there is no information in regard to the vehicle parking to be provided for the existing dwelling, which would again require two vehicle parking spaces. It would

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appear that this has previously been provided by garage parking to the rear (now removed), but no re-provision is outlined.

Additional parking for the proposed dwellings could be given through the widening of the proposed driveways, and parking could be provided for the existing dwelling through front garden conversion to a driveway (with appropriate drop kerb) as with neighbouring properties. However, this should be shown on revised plans.

Cycle parking should also be provided via a storage / cycle shed capable of housing 2 cycles per dwellings, and given the constraints of the site, it would also be suggested that bin storage is also shown

If updated plans can be provided, then a re-assessment can be undertaken accordingly.

Yours sincerely,

Matt Grantham

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