

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

*Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055
www.hants.gov.uk

Enquiries To Matt Grantham

My reference 048157

Direct Line

Your reference F/22/93663

Date 6 December 2022

Email eastleighdc@hants.gov.uk

Dear Ms Morris,

143 and 145 Passfield Avenue, Eastleigh, SO50 9NH

Single storey rear extension to enlarge the two existing retail units with associated landscaping works to the rear to provide off road parking with 3no. garages to the rear following the demolition of an existing garage structure.

In regard to application F/22/93663, whilst there is no objection in principle to the development proposals, which in part add formal staff and residential parking to the rear of the commercial units, along with a provision of an additional 3 garages, there are concerns with layout.

The proposed site plans show 6 open air parking bays, and these are acceptable with adequate space dimensions (2.4 x 4.8m). However the aisle width provided within which vehicles will turn is only (approximately) 5 metres which is inadequate, being just longer than the vehicle itself. This either needs to be widened to the standard 6.0m, or the strip of area behind it (grass?) needs to be hard surfaced accordingly.

Additionally, in terms of the 3 garages proposed, these are acceptably dimensioned at 3.0 x 6.0m, however again the turning aisle widths are too small. Again, these should be a minimum of 6.0m, but the plans appear to show aisles ranging from (approximately) 4.2m to 4.8m which (despite an attempt to show tracking is achievable) would be almost impossible for a vehicle to turn in and out of. Again, a potential solution would be to relocate the garages westwards to a point where the required 6.0m

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

aisle widths can be provided.

If updated plans are submitted, then a re-assessment of the application can be undertaken accordingly.

Yours sincerely,

Matt Grantham

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