

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

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Matt Grantham

My reference 049199

Direct Line

Your reference F/23/94642

Date 15 March 2023

Email eastleighdc@hants.gov.uk

Dear Ms Webb,

39 FAIR OAK ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6LF

Erection of two-storey dwelling to rear garden of 39 Fair Oak Road and insertion of new first-floor bay window to rear elevation of 39 Fair Oak Road

In regard to application F/23/94642, having reviewed the information contained within the application pack, there are no objection to the proposals from a highway perspective, subject to condition(s) being applied as outlined below.

ACCESS:

Access for the existing dwelling is unchanged (onto Fair Oak Road) and this is acceptable.

The proposed access for the new dwelling is taken from Sayers Road, and is positioned in an acceptable location at a distance exceeding the minimum 10.0m from a highway junction. Plans outline that a new drop kerb will enable this access, however it is noted that an existing drop kerb is either in place or close by. If the drop kerb requires an extension to better fit, then this will require further permission from HCC to undertake the works, details of which can be found via the following link:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

Additionally, any redundant drop kerb will need to be re-instated to full height kerb, and details of this process can be found via the following link (Minor Works S278):

<https://www.hants.gov.uk/transport/developers/section-278>

Director of Hampshire 2050
Garry Westbrook

PARKING:

Whilst the quantum of parking is for EBC to assess in their role as Local Parking Authority, it is noted that the existing dwelling will retain its 3+ vehicle parking spaces to the front of the dwelling.

It is onwards proposed that the new dwelling will have 2 allocated off-road parking spaces, and it is understood that this accords to the EBC Parking Standards for an (upto) 3-bed dwelling.

The layout of the parking has also been reviewed, and this is acceptable.

CONDITIONS:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

Reason - To provide satisfactory access and in the interests of highway safety.

CLOSURE OF EXISTING ACCESS PROVISION

Before use of the development is commenced the existing access(es) (partial or whole) from the site to Sayers Road shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason - In the interests of highway safety.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook