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Your reference F/23/95162

Date 12 June 2023

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Dear Mrs Martin,

63 CHALVINGTON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3DY

Change of use of existing detached garage to create 1no. 1 bedroom detached dwelling, addition of porch canopy and insertion of 2no. rooflights, with associated off street parking (amended scheme to previously refused application F/18/83185)

In regard to application F/23/95162, whilst there is no objection to the proposals from a highways perspective, it would be requested that the Case Officer ensure the EBC Parking Standards are adhered to, and that a height restriction is placed on any length of boundary hedge that sits adjacent to the highway as outlined below.

ACCESS:

Vehicle access into the site is achieved via a proposed drop kerb to the western side of the frontage. Whilst this is acceptable, it is noted that this is the opposite side to the existing drop kerb and as such a new drop kerb will need to be implemented, and the existing (redundant) drop kerb will need to be re-instated to full height. This will require a Minor Works S278 to be agreed with HCC prior to any works being undertaken, and details of this process can be found via the following link:

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

Vehicle access to the existing dwelling via Trevoise Crescent is obviously lost to the existing dwelling by the proposals, however a vehicle access remains from Chalvington Road. It is noted however that the perimeter hedge of the existing dwelling obscures visibility when exiting Trevoise Crescent and looking right. As such it would be

Director of Hampshire 2050
Garry Westbrook

requested that a condition is applied to ensure that any perimeter hedge is maintained at a height no more than 0.6m in order for required visibility splays to be achievable.

PARKING:

Whilst the proposed dwellings has the required 2 vehicle parking spaces provided, the proposals result in the loss of parking for the existing dwelling, where it appears only one vehicle parking space will be available for what appears to be a 4-bed dwelling. It would be requested that the Case Officer ensures parking for both the existing and proposed dwellings are in accordance to the EBC Parking Standards, and this is likely to require the conversion of front garden for the existing dwelling to retain the required 3 parking spaces.

CONDITIONS:

CLOSURE OF EXISTING ACCESS PROVISION

Before use of the development is commenced the existing access(es) from the site to Trevoise Crescent 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.

ACCESS CONSTRUCTION PROVISION

No occupation of the development shall take place on site until the access, including the footway and/or verge crossing shall be constructed onto Trevoise Crescent in accordance with the approved plans.

VISIBILITY SPLAYS

Any hedge or landscaping on western frontage of the application site (Chalvington Road) or to the southern boundary for a distance of 2.4m from the edge of Chalvington Road into Trevoise Crescent must not exceed 0.6m in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

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

PARKING PROVISION

Before use of the development is commenced provision for parking shall have been made within both the existing and proposed dwellings on site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site car parking provision for the approved development.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook