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Date 13 July 2023

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Dear Mr Osmond,

1 ROPE WALK, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HB

Conversion from restaurant to 2no. residential dwellings (1no. two-bedroom and 1no. four-bedroom) with two-storey rear extension, addition of pitched roof to existing single storey rear projection, elevational alterations and internal changes to facilitate conversion (Resubmission of application F/21/91037).

In regard to application F/23/95439, it is noted that in terms of site layout and highway impact, this is an exact replication of application F/21/91037. As such, there remains no objection from a highways perspective.

The change of use from restaurant to residential is likely to result in a reduction in trip rates, and this would be beneficial for the local highway network.

It is however recommended that the Case Officer investigates how the EBC Parking Standards are adhered to, given only 2 on-site parking spaces are to be provided on site.

This could potentially be covered by residential parking permits in The Square, if spare capacity to join the scheme exists, and onwards it should be noted that (as outlined in the supporting Highways Technical Note), the restaurant itself would have generated a parking need. This is likely to be in excess of that required to cover the potential shortfall in residential parking proposed, albeit that future residents would need to pay for this if undertaken in the local Pay & Display car parks. It should also be noted that the site is located within a 'Restricted Parking Zone' indicating no parking at any time, and as such on-road obstructive parking should not be an issue.

Yours sincerely,
Matt Grantham

Director of Hampshire 2050
Garry Westbrook