

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 050524

Direct Line

Your reference F/23/95533

Date 2 August 2023

Email eastleighdc@hants.gov.uk

Dear Ms Sharpe,

17 SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO30 3AG

Erection of 4.no flats

In regard to application F/23/95533, having reviewed the limited information contained within the application pack, whilst there would be no objection in principle to the proposals, a holding objection would be made subject to additional information being received.

ACCESS:

Access into the site is unchanged, utilising the existing vehicle crossover that previously served as access to parking associated to a commercial property adjacent at No. 17, which is understood to have now been converted into a residential dwelling under planning permission PN/21/91643.

The continued use of this access for the proposed development would be acceptable.

PARKING:

Whilst the quantum of parking is for EBC to assess in their role as Local Parking Authority, where the number of parking spaces should be in accordance to the EBC Parking Standards, it is noted that 5 parking spaces are proposed on site. This would accord with the minimum EBC Parking Standards utilising the unallocated parking ratio of 1 space per 1-bed dwelling, plus a 20% uplift for visitor parking.

However, it is noted that under the permission granted for the host dwelling

Director of Hampshire 2050
Garry Westbrook

(PN/21/91643) 2 parking spaces that are required to serve the existing residential dwelling are also located within the area of the application site, and so it would be recommended that the Case Officer requests details of where this off-road parking will be relocated to ensure that the EBC Parking Standards continue to be adhered to.

In terms of the layout of the proposed parking, unfortunately given the plans submitted to date, assessment of the layout can not be undertaken. As such, a plan clearly showing the layout of the 5 parking spaces is requested, so that an assessment can be undertaken to ensure that:

- A. Spaces are sized adequately (2.4 x 4.8m plus 0.3m width should a space be located adjacent to a vertical obstruction);
- B. The proposed aisle width is sufficient for the turning of vehicles (6.0m minimum), and
- C. That 5 spaces are indeed shown on plans given only 3 spaces are visible on the plan supplied.

Additionally, details of how the development will accord with the EBC Parking Standards for cycle parking should be provided in terms of both the quantum and where they will be securely stored.

SERVICING:

Bin storage and collection point details are also missing.

If the additional information can be supplied, then a re-assessment can be undertaken and an updated consultation response issued accordingly.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook