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Enquiries To Matt Grantham

My reference 050582

Direct Line

Your reference F/23/95415

Date 9 August 2023

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Dear Ms Sharpe,

107-109 LEIGH ROAD, EASTLEIGH, SO50 9DR

Conversion of offices into 2no. dwelling houses (Class C3), including associated external alterations and bin and cycle stores.

In regard to application F/23/95415, having reviewed the information contained within the application pack, whilst there is no objection in principle to the application, updates to plans are required prior to a positive recommendation being issued.

Vehicle access in and out of site is proposed to be taken from the rear service road off of Nutbeam Road, and this is acceptable in principle, however it is noted that:

A) The aisle width for turning in and out of the parking spaces is shorter than the length of the actual car, and as such spaces will not be usable. The parking spaces need to be pulled into site to create the minimum 6.0m aisle width that is required for adequate movement; and

B) At present, access to onsite parking is taken from a drop kerb vehicle crossover which lines up with the southern boundary of the site, forming an extension to the drop kerb which serves the rear service road. This extended drop kerb will become redundant, and as such full height kerbs and footway should be re-instated. These works will need to be undertaken via a Minor Works S278, details of which can be found via the following web address:

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

Director of Hampshire 2050
Garry Westbrook

Both of these elements need to be shown on revised plans, so that they can be fully assessed, and also have conditions placed against them to ensure both elements are implemented as part of the application proposals.

Once received, a re-assessment of the application can be undertaken accordingly.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook