

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 050989

Direct Line

Your reference F/23/94717

Date 28 September 2023

Email eastleighdc@hants.gov.uk

Dear Ms Altman,

104 SANDY LANE, FAIR OAK, EASTLEIGH, SO50 8GD

Change of use from single dwelling to two separate flats (Use Class C3), with ancillary staff annex.

In regard to application F/23/94717, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective, subject to the condition below being applied.

Vehicle (and pedestrian) access to the site is taken from Sandy Lane, where the existing driveway parking area can be parked upon by the support staff outlined to be working from the site. Given 4 spaces are provided, it would be anticipated that this would be sufficient for the staff inclusive of changeover periods and any visitors.

It is however noted that whilst the driveway parking area has been extended to cover the full width of the site frontage, the existing drop kerb has yet to be implemented with a 'bump' up the raised kerb required for access to the middle spaces. This needs to be rectified to formalise the parking, with the drop kerb spanning the whole width being implemented. This will require further permission from HCC to actually undertake the works on the highway, details of which can be found via the following link -

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

Due to the overall width of the drop kerb, when combined with neighbouring properties, it may be that the acceptable length is exceeded, and as such riser and dropper kerbs may need to be installed to separate the three elements, however the engineer

Director of Hampshire 2050
Garry Westbrook

assessing the site will be able to advise on this when the drop kerb application is made.

CONDITION:

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.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook