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Your reference PN/23/96241

Date 7 November 2023

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Dear Mrs Martin,

33-34 VICTORIA ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DG

Prior notification application under Class MA for the ground floor change of use from 1no. commercial unit (Class E) to 2no. dwellings (Class C3)

In regard to application PN/23/96241, having reviewed the information contained within the application pack, there would be no objection to the application from a highway perspective.

ACCESS:

Access in and out of the site from the highway is unchanged by the proposals.

SERVICING:

Deliveries for the commercial unit will continue to be from Victoria Road, unchanged from the current situation.

In regard to refuse collections however, the need for this will obviously change with the potential of increased bins for both the commercial and residential increase. Whilst there is adequate space for the storage of these bins to the rear of the site as shown on plans, and it is outlined within the Design & Access Statement that they will be collected from New Road, it is not clear where they will be positioned on bin collection day.

This should be on site to prevent footway blockage, however it may be prudent for the Case Officer to check with the EBC Direct Services teams as to whether this is an acceptable location for them. It may be that they need to be located closer to New Road

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in a non-obstructive location.

PARKING:

In terms of the parking quantum, this will be for EBC to consider in their role as Local Parking Authority, where the EBC Parking Standards should be adhered to. It is noted however, that whilst commercial parking will continue to be short stay / fast turnover parking on Victoria Road (replicating the current situation), in terms of residential parking none is proposed.

Whilst there are local bus stops, and a low level of retail and employment opportunities which could assist sustainable travel options, given the general location of the site it would be anticipated that car ownership would still occur with future residents, and historically there have been parking issues raised in the local vicinity.

It is noted however that the Design & Access Statement refers to a Lambeth 'Style' Parking Stress survey that was undertaken for associated application F/23/94881 relatively recently - 25 and 29 June 2023. If utilised for this current application as suggested (though it has not been submitted as part of this application), it outlines how it is anticipated there is sufficient formal non-obstructive road parking within the local area that could cater for the parking needs of the proposed residential dwellings.

The Case Officer may wish to take this into consideration when assessing parking requirements.

Yours sincerely,

Matt Grantham

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Gary Westbrook