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Enquiries To Matt Grantham

My reference 051346

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Your reference F/23/96260

Date 7 November 2023

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Dear Mrs Martin,

253 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2DX

Construction of 2no. semi detached two and a half storey dwellings with associated garage and bin store following demolition of existing dwelling.

In regard to application F/23/96260, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective, subject to conditions below being applied.

Access in and out of the site is to remain as existing, which is acceptable for a 2 dwelling development such as this, given the access widths and visibility splays afforded onto Winchester Road given the large footway and grass verge area.

Whilst there is a bus stop adjacent, which may cause visual obstruction at time, this is not a layover stop, and as such will have minimal impact in terms of time of stay, and is of course an existing situation for the existing dwelling.

Internally, whilst obviously not for adoption, a review has been undertaken and the site layout is acceptable with the required 2 parking spaces per 3-bed dwelling provided. Onwards, a 6.0m aisle width is available for easy turning to enable forward gear access and egress.

Whilst the proposed garages fall well below standard for a usable vehicle parking space (minimum 3.0 x 6.0m per garage is required in accordance to the EBC Parking Standards), they will enable storage for cycles and other items. However, given the

Director of Hampshire 2050
Garry Westbrook

location of the site where overspill or visitor parking would be obstructive if on the highway generally, but more so because of the bus stop location, it would be recommended that the garages are either removed, update to car ports, or extended appropriately so that they can provide for a useful vehicle parking space.

CONDITIONS:

PARKING PROVISION

Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site car parking provision for the approved development.

GATES SET BACK PROVISION

Any gates provided shall be set back a distance of 6.0m from the back edge of the adjoining highway inclusive of grass verge..

Reason - In the interests of highway safety.

CONSTRUCTION METHOD STATEMENT REQUIRED

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking (ensuring no verge or footway parking occurs);
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook