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Enquiries To Matt Grantham

My reference 051744

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Your reference F/23/96493

Date 7 December 2023

Email eastleighdc@hants.gov.uk

Dear Mrs Martin,

18 LOWER ST. HELENS ROAD, HEDGE END, SOUTHAMPTON, SO30 0LW

Erection of 2 bed bungalow with associated parking and storage following demolition of annexe at rear of property.

In regard to application F/23/96493, having reviewed the information contained within the application pack, and taken into consideration the specifics of the proposed site location (slow speed low development cul-de-sac), there is no objection to the proposals from a highway perspective subject to conditions being applied as outlined below.

ACCESS:

Access into the proposed site will utilise an existing vehicle crossover off of Pardoe Close, which will be widened slightly to allow easy access to a double width driveway. This is acceptable from a highway perspective.

Applicants should be made aware that subsequent to any planning approval that may be forthcoming from EBC as Local Planning Authority, a secondary permission will be required from HCC as Local Highway Authority to undertake these works. Details of this process can be found via the following web address:

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

No change in access is proposed for the host dwelling.

Director of Hampshire 2050
Garry Westbrook

PARKING:

Parking is provided for the proposed dwelling via a dual width driveway, which is suitable in size to accommodate the required two vehicles. Onwards, bin and cycle storage is provided in an acceptable location for ease of access.

No change in parking is proposed for the host dwelling.

CONDITIONS:**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;
- (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.

PARKING PROVISION

Before occupation 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.

ACCESS CONSTRUCTION PROVISION

Before occupation of the development is commenced 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