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Enquiries To Matt Grantham

My reference 051965

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Your reference F/23/96539

Date 20 December 2023

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Dear Ms Sharpe,

LITTLEDEAN, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DN

Proposed erection of detached three-bedroomed bungalow, following removal of mobile home annex.

In regard to application F/23/96539, having reviewed the information contained within the application pack, there would be no objection in principle, however it would be requested that minor changes are made prior to a formal no objection being made.

ACCESS:

Currently, the site is accessed from the highway via a double width drop kerb vehicle crossover from Botley Road. Plans show this access being narrowed down to a single vehicle width, and this will result in:

- i) A potential for conflicting vehicle movements in and out of the site to occur, increased given the access is to be utilised by multiple dwellings; and
- ii) A need to close up the redundant element of the drop kerb vehicle crossover, reinstating the footway and full height kerbs. This will require a Minor Works S278 to be entered into.

Given the above, it would be suggested that the vehicle access is retained at a minimum of 4.8m to allow for two-way vehicle movements, which would be beneficial given the level of traffic flow on Botley Road. This would negate the potential need for a vehicle to temporarily stop on Botley Road whilst another exits the site. It will likely

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also negate the need to undertake S278 works, though the extent of this would not be known until revised plans were submitted. Both existing and proposed access widths need to be shown on plans.

The widened access would not affect the proposed parking layout or turning area as shown on plans, which are acceptable for both the existing and proposed dwelling.

SERVICING:

It would be anticipated that servicing (i.e. bin collections) would be undertaken from the kerbside, and given this is the current situation, there would be no objection considering the proposal is only for one dwelling more. However, it may be prudent to add a bin collection point to plans to ensure that bins do not migrate out onto the footway, or partially block the shared driveway - both of which could be obstructive.

Given the above comments, if plans could be updated accordingly, then an updated consultation response can be provided once a re-assessment has been completed.

If however the access is not updated as outlined above, and the Case Officer is minded to approve the application as is, then it would be requested that the following conditions are applied.

CONDITIONS:

CLOSURE OF EXISTING ACCESS PROVISION

Before the development is occupied redundant sections of the existing access(es) from the site to Botley Road shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason - In the interests of highway safety.

PARKING PROVISION

Before the development is occupied 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.

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;

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- (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

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