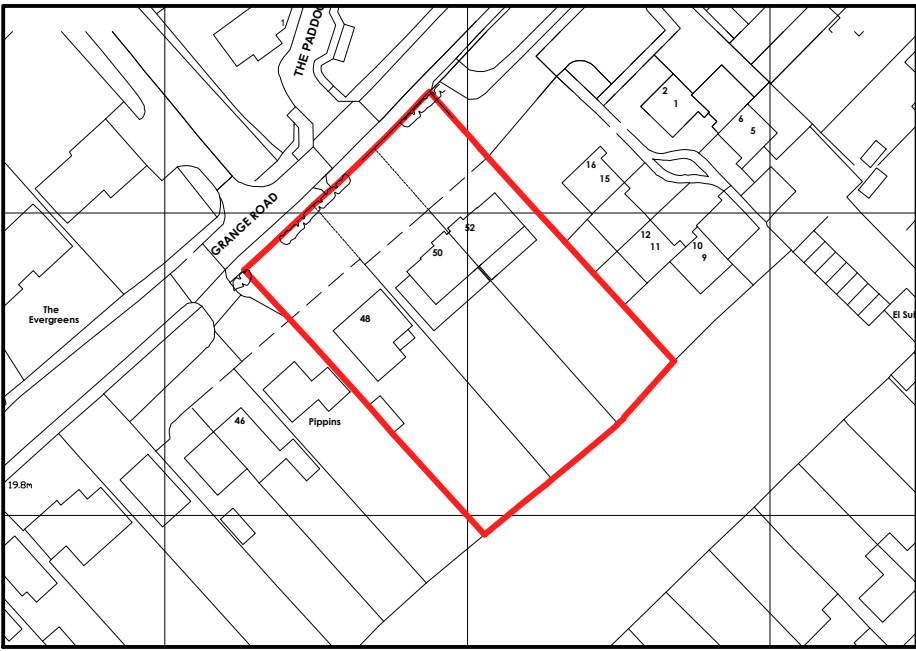
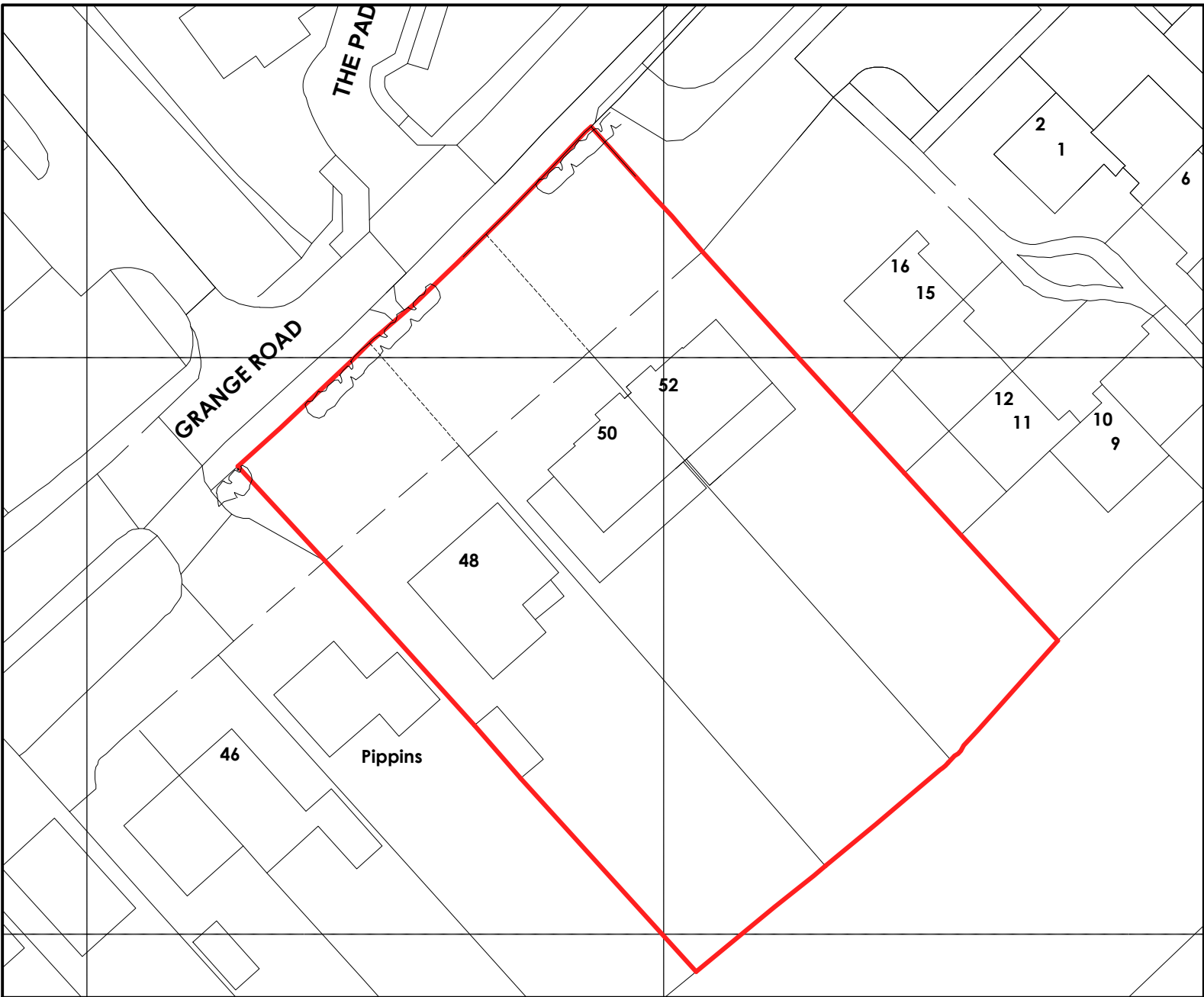


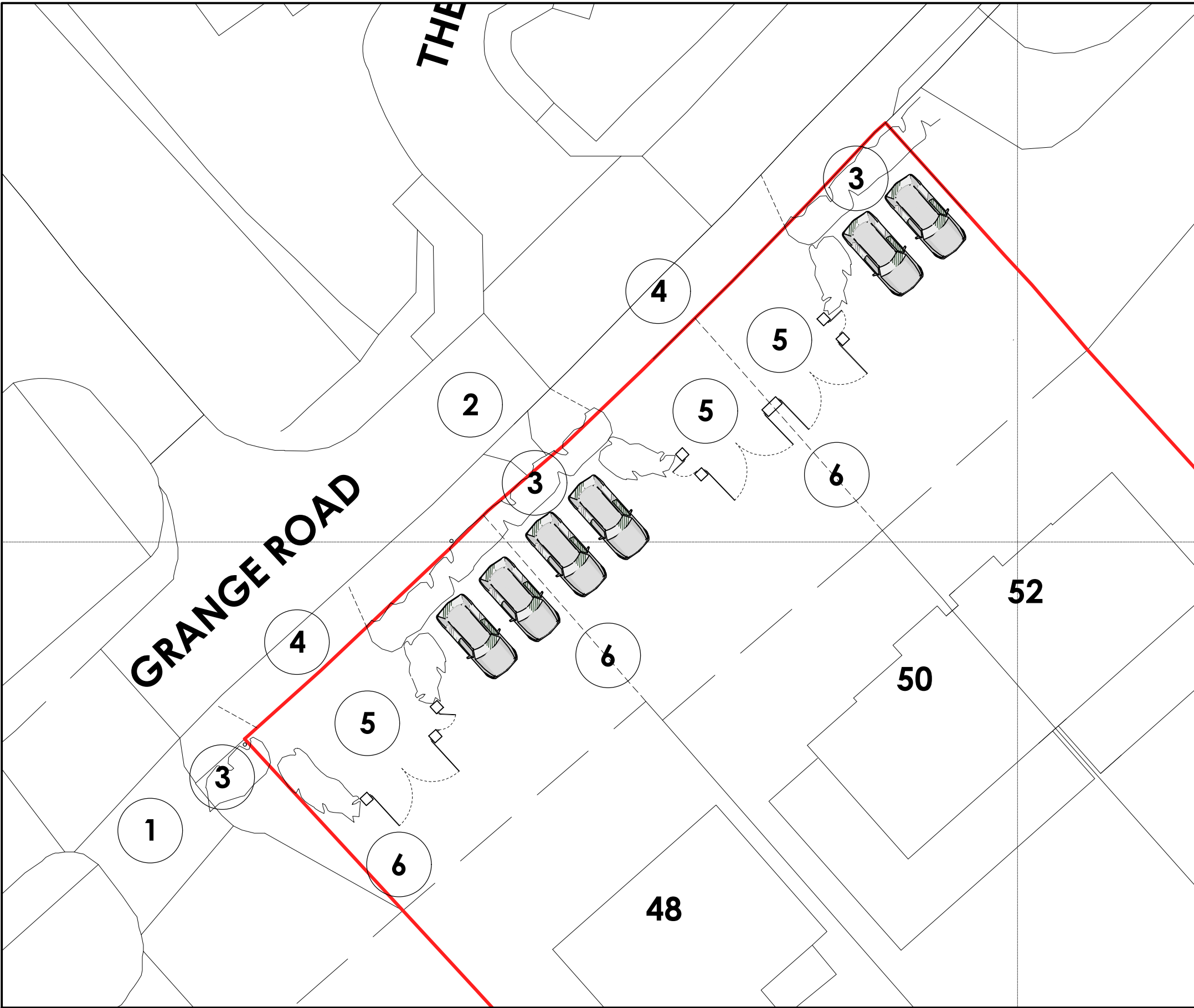
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SITE LOCATION SCALE 1:1250



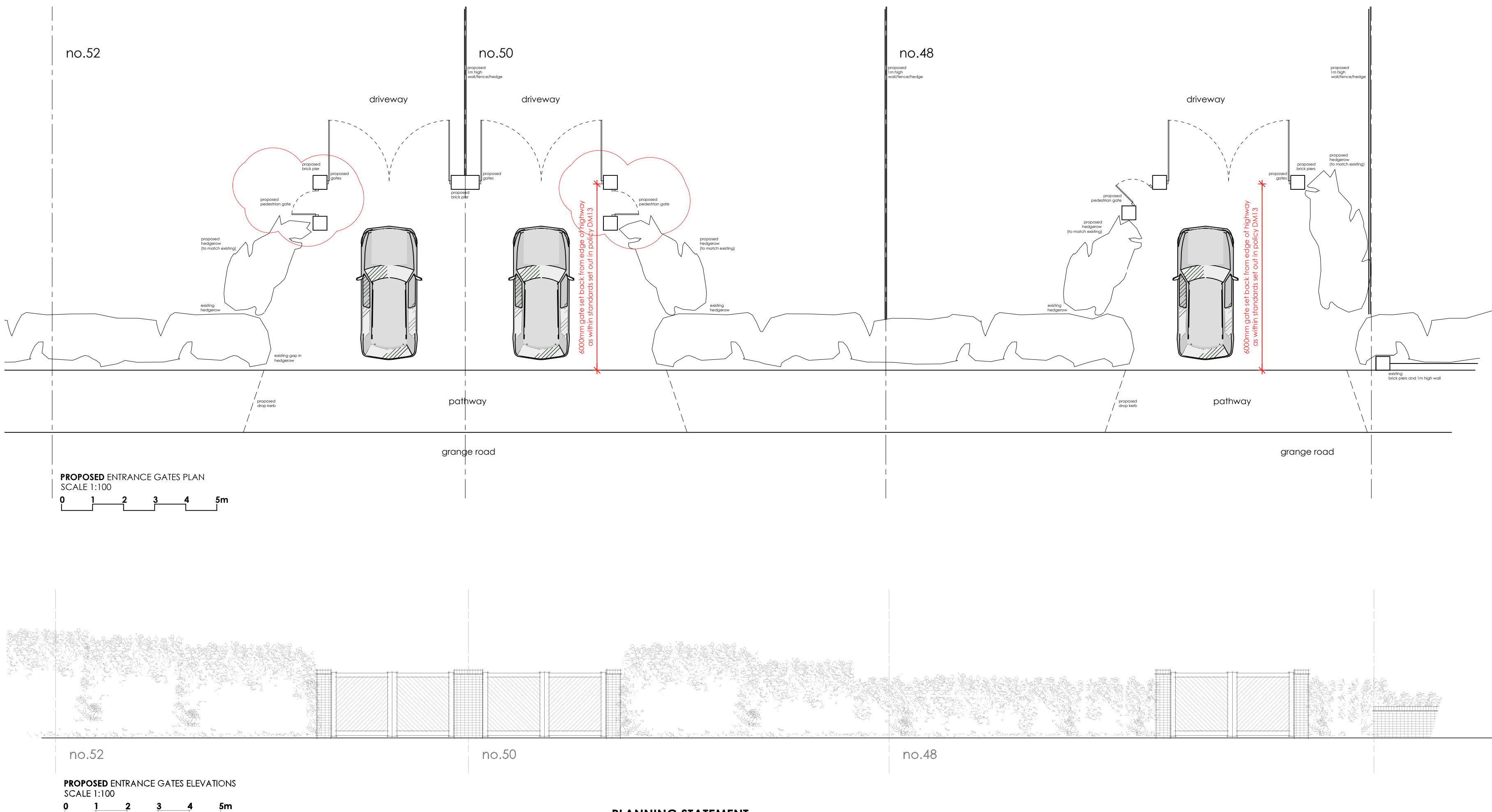
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SITE LOCATION SCALE 1:500



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PROPOSED SITE LAYOUT SCALE 1:200



PLANNING STATEMENT

48, 50 & 52 GRANGE ROAD NETLEY HAMPSHIRE SO31 5FE

INTRODUCTION

This statement should be read in conjunction with the plan proposals prepared by CMCdesign architectural services, which together form the planning application submitted to Eastleigh Borough Council for the dropped kerbs and access gates to 48, 50 & 52 Grange Road SO31 5FE. This application comes subsequently from H/25/99756.

SITE LOCATION

48, 50 & 52 Grange Road are located towards the north of Grange Road, a residential area of Netley. Grange Road is a two way single carriageway road running northeast to southwest along the northern border of Netley. The carriageway is approx. 6m wide, is lit and is subject to a 30mph speed limit along the application sites' frontage. The application dwellings currently access their property from a shared drive, from Grange Road. This shared drive and access currently serves 6 properties, leading to issues of access, manoeuvrability and simple functions such as deliveries where lorries must park on Grange Road, compromising highway safety.

PROPOSAL

The proposed installation of dropped kerbs and access gates are to provide direct access onto Grange Road. There had been no objection from Highways under previous application H/25/99756, and there is no reason why this view should change following consultation of this application, given the identical nature of the submission. The dropped kerbs are to enhance the functionality, safety, and appearance of the application properties. The proposed gates and access will be sympathetic to the character of the area, retaining the existing hedge boundaries, and adding to the hedgerow with native species. The existing hedgerow is not protected under the Hedgerow Act, as confirmed by Eastleigh BC. The gates and brick piers have been designed to complement the application properties and the other existing boundary treatments found along Grange Road.

ACCESS AND SAFETY

The new dropped kerbs proposed will allow each property their own independent access for vehicles to enter and exit their property, safely. The design meets visibility splays appropriate for the 30 mph road, ensuring clear sightlines for both drivers and other road users. The proposed gates will be set back adequately from the highway so vehicles can wait clear of the carriageway when opening or closing the gates.

PEDESTRIAN SAFETY

Pedestrian safety has been considered accordingly. The dropped kerbs will be installed in compliance with Highways and Local Authority standards to maintain a level and consistent footway for pedestrians. The accesses proposed will not obstruct pedestrian movement, and visibility in both directions will be preserved to ensure safety for pedestrians walking along the footpath.

ECOLOGY

It is the applicant's intention to plant additional native hedgerow to further enhance the landscape and strengthen biodiversity net gain. Amphibian and insect hotels are to be placed suitably along with bat and swift boxes installed on the applicants properties facing due east and south respectively.

CONCLUSION

It is contended, the proposal will enhance the occupants access to their properties, without detriment to the appearance of the street scene or as previously agreed, the highway safety. Officers are therefore polite fully requested to approve this application.

It is noted that fall back option would be to build a 1m high brick boundary wall under Permitted Development Rights.

Legend

- 1 existing shared site access from Grange Road
- 2 existing pedestrian dropped kerb
- 3 existing hedgerow (no protection under hedgerow act)
- 4 proposed dropped kerbs
- 5 proposed vehicle access/gates
- 6 proposed 1m high fence/wall/hedge

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it is the sole responsibility of the building owner to draw up all legal agreements with adjoining property owners to cover the over hanging of any fascias, guttering, foundations or any part of the building. CMCdesign can not be held responsible in any way whatsoever for any legal costs or other costs incurred through any neighborhood disputes.

it is the sole responsibility of the building owner to comply with the party wall act 1996 CMCdesign can not be held responsible in any way if non compliance is adopted.

use figured dimensions only in millimetres only unless stated otherwise.

all clients and contractors to check all drawings and to verify all dimensions on site prior to works commencing, any discrepancies in dimensions or boundary locations are to be brought to the attention of CMCdesign immediately before any further works take place on site

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client
edwards

stage
planning

date
october 2025

scale
1:50/200/1250/500 @ A1

address
48, 50 & 52
grange road
netley
hampshire
so31 5fe

drawing no.
1008/10/101

drawing
proposed
plan & elevations
and site location plans

revision

a - 20.11.25 - note regarding ecology has been added to the planning statement.
b - 29.04.26 - orientation of pedestrian gates plots 50 & 52 amended.