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Your reference F/24/97118

Date 11 April 2024

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Dear Mr Huckfield,

17 O'CONNELL ROAD, EASTLEIGH, SO50 9GN

Demolition of existing outbuilding and erection of detached 2 bedroom dwelling

In regard to application F/24/97118, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective, subject to the conditions outlined below being applied.

It is proposed that vehicle access into the proposed site will be via the existing vehicle crossover on O'Connell Road for a single parking space utilising the existing driveway, and then to the east, a separate vehicle crossover is proposed which at triple width, will provide access to two spaces for the existing dwelling, and a second single space for the proposed dwelling.

This is generally acceptable, however it would be requested that the hedge fronting the site on the O'Connell Road boundary is reduce sufficiently in height (down to 1.0M) to a point 2.0m from the edge of carriageway to enable adequate visibility splays to be achievable and as such provided safe vehicle access.

Applicants should also be made aware that as new development, future residents will not be entitled to join the controlled parking zone, within which the development is located.

Director of Hampshire 2050
Garry Westbrook

CONDITIONS:**ACCESS CONSTRUCTION PROVISION**

No development shall start on site until 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.

ACCESS VISIBILITY PROVISION

No development shall start on site until visibility splays from the two vehicle access points fronting O'Connell Road have been secured. Landscaping on the O'Connell Road site boundary shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway, for a distance within 2 metres from the edge of carriageway, and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access visibility and 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;
- (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