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Your reference F/24/97159

Date 22 April 2024

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Dear Mr Huckfield,

ST ANDREWS BUILDINGS, HIGH STREET, HAMBLE-LE-RICE

Two-storey rear extension following demolition of existing rear extensions, addition of new roof with front facing dormer window to existing side projection, elevational alterations, and partial conversion of building to form 5no. new residential flats, with existing 1no. flat and 2no. commercial units to be retained.

In regard to application F/24/97159, having reviewed the information contained within the application pack, there would be no objection in principle to the application from a highway perspective.

Access in and out of the site from the highway is to remain as existing, which is acceptable, and servicing is anticipated to continue with the current arrangements for elements such as refuse collections. It is noted however that bin stores are to the rear of the property, and as such will require a drag around the building. It is not clear whether this will be undertaken by residents and business owners, or the refuse vehicle operatives. The Case Officer may wish to clarify this, as if it is by residents and business operatives, then a bin collection point is required.

In terms of car parking, the layout is acceptable with adequately sized parking bays and aisle widths. However it is noted that the residential provision is slightly below even unallocated EBC Parking Standards, and that the commercial parking for 3 vehicles is potentially low for the two commercial units. Whilst there is formal roadside parking and restrictions to try and reduce the potential for obstructive off-site parking, there are also the parking needs of the Mercury Library and Community Hub to consider. In this regard, the Case Officer may wish to ensure the overall on-site parking provision is fully catered for,

Director of Hampshire 2050
Garry Westbrook

utilising the 'draft' EBC Parking Standards for both residential and commercial use on site.

In terms of cycle parking, it is noted that a structure has been provided to the rear of the site, and this is acceptable. However, no details of capacity of security measures, or even if it is an enclosed structure have been provided. Details of this should be requested either as part of this application, or via a condition.

Finally, given the site is a shared site with other residential and commercial uses, it would be recommended that a Construction Site Management Plan is provided by the applicant to demonstrate elements such as storage and welfare space, delivery details and contractor parking. It would be requested that this be secured via the following condition:

CONSTRUCTION SITE MANAGEMENT PLAN

No development shall start on site until a construction site management plan 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.

CYCLE STORE - DETAILS REQUIRED

No development shall start on site until plans and particulars showing details of the provisions of cycle storage within the site have been submitted and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details before the use of the development is commenced and shall be retained thereafter.

Reason - To ensure adequate provision within the site.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook