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Date 1 May 2024

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Dear Ms Campbell-Best,

GREYWELL, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DL

Proposed garage with first floor ancillary accommodation, rebuilding of brick boundary wall and new internal courtyard wall (revised scheme approved under H/22/93352) together with single storey side extension to main house, alterations to existing outbuilding with attached car port linked to proposed garage and covered walkway to main house, replacement vehicular gates, creation of new timber gate and associated tree works and external landscaping.

In regard to application H/24/97187, having reviewed the information contained within the application application pack, there would be no objection to the proposals from a highways perspective, subject to the application of a condition as outlined below.

Access:

In regard to access, it is noted that the works granted under previous application appear to have been completed in terms of the implementation of a drop kerb vehicle crossover. As such, the only update proposed is in regard to the change of gates from Iron railing to timber construction.

This has no implications for the highway, and as such is acceptable.

Proposed Garage:

Whilst the garage is acceptable from a highway perspective, providing enclosed parking without compromising the driveway space to enable on site turning and forward gear access and egress, as previously raised in application F/22/93352, there are concerns

Director of Hampshire 2050
Garry Westbrook

as to what the garage (and first floor accommodation) could be utilised for - other than just the parking of vehicles.

If for instance, the first floor space were to be used for commercial purposes (office) and the garage below for storage (commercial), then an increase in vehicle trips and the use of the site by larger delivery vehicles could occur. This would not be welcomed due to the nature of High Street. As such, it would be requested that the following condition is applied.

Condition:

The development hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

Reason: To protect the amenity of the adjoining residential properties and in the interest of highway safety.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook