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My reference 053094

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Your reference PN/24/97234

Date 2 May 2024

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Dear Mrs Martin,

26 LEIGH ROAD, EASTLEIGH, SO50 9DT

Prior notification application under Class MA for the change of use from offices (Class E) to 4no. one bed flats (Class C3) with associated car parking, cycle and refuse store

In regard to application PN/24/97234, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective.

Access into the site remains unchanged by the proposals with vehicle access gained to the rear car park area via the rear service road located off of Toynbee Road, and pedestrian access is achieved via existing footways from both Leigh Road and Toynbee Road.

In terms of the car park layout, whilst the aisle width appear slightly below the standard 6.0m width, it is noted that parking currently occurs in the proposed layout without known incident, and as such the proposed layout is accepted.

With regard to the quantum of parking, whilst this has not been assessed as this is a function for EBC to consider, ensuring that the EBC Parking Standards are adhered to, it is noted that 1 space per dwelling is proposed. Applicants should however be made aware that as a new / conversion development, future residents will not be entitled to on street parking permits and that the site sits within a Controlled Parking Zone.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Garry Westbrook