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Date 12 June 2024

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Dear Ms Morris,

5-7 Allington Lane, Fair Oak, Eastleigh, SO50 7DA

Erection of 2.no 2-bedroom bungalows with associated parking following the demolition of existing garages and severing of land.

Having reviewed the information contained within the application pack, there would be no objection in principle to the application, subject to minor amendments being made to the plans as outlined below, and appropriate conditions being applied.

ACCESS:

It is proposed that the existing vehicle crossover is utilised for the access to the 4 dwellings (new plus existing) to be located on the site. Whilst this is acceptable in principle, it is noted that the shared driveway access also remains unchanged in terms of width. Due to the intensification of use, and given the relative high flows of vehicle traffic on Allington Lane, it would be requested that this is widened to a minimum of 4.8m (for at least 6.0m into site) to allow for access and egress to easily occur at the same time.

It appears that adequate space is available to achieve this, by widening the access to the south and removing a small triangle of grassed area, replacing it with the proposed block paving.

Plans should be updated to show this accordingly.

*Director of Hampshire 2050
Garry Westbrook*

PARKING:

Whilst the quantum of parking is for EBC to assess, ensuring that their Parking Standards SPD is fully adhered to, in terms of layout this is acceptable. Each dwelling has adequately sized parking bays, and aisle widths suitable for turning and enabling forward gear access and egress.

BIN COLLECTION:

A bin collection point is provided to the frontage of the existing No. 7 Allington Lane, however this only appears to be suitable in size for 2 bins. Plans should be amended to increase this to cater for 4 bins (1 per dwelling) as a minimum, in order to prevent bins being left of the footway where they would be obstructive.

CONDITION:**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