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Enquiries To Matt Grantham

My reference 053801

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Your reference PN/24/97696

Date 4 July 2024

Email eastleighdc@hants.gov.uk

Dear Mr Osmond,

FIRST FLOOR, 22A STATION ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5AF

Internal rearrangement to convert existing offices to 3no. 2 bedroom residential dwellings.

In regard to application PN/24/97696, having reviewed the information contained within the application pack, there would be no objection in principle to the application, subject to confirmation and updates being received as outlined below.

ACCESS:

There is no change in either vehicle or pedestrian access into the site from the highway, and given that it would be anticipated that the change of use would result in a decrease in trip generation to and from the site, this is acceptable.

PARKING:

Vehicle parking is provided for within the rear court yard area, with 1 vehicle parking space allocated to each flat, with a forth space being left for visitor use. This is an under provision when reviewed against the EBC Parking Standards, and the Case Officer may wish to consider this, assessing where any overspill parking may take place and if this would result in a loss of amenity to existing residents.

It may be prudent to undertake a 'Lambeth' style parking stress survey in order to assess this impact, and identify under utilised area of parking in the locality, particularly if any local objections are received outlining such concerns.

Director of Hampshire 2050
Garry Westbrook

Additionally, it is noted that the four parking spaces are currently in place, and again it may be prudent for the Case Officer to confirm if these spaces were allocated to the (to be converted) office users, or if other existing users will now need to relocate their parking elsewhere.

In terms of cycle parking, this is provided for via storage units, however the size of these appears to be inadequate in length to actually accommodate a bicycle. As such detailed plans of the stores should be submitted.

SERVICING:

Bin stores are also provided for on site, for the housing of 4 x 240L wheelie bins. This is acceptable in terms of storage location, however it is not clear where they will be positioned on bin collection day. This should not be in a position that either obstructs the footway or the vehicle access route into the site, and should be clearly identified on plans for assessment.

If the updated information can be provided, then a re-assessment of the application can be undertaken accordingly.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook