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My reference 053729

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Your reference PN/24/97626

Date 4 July 2024

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Dear Ms Altman,

111 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2GH

Application for Prior Approval for a single storey roof extension to form 5 apartments, under Schedule 2, Part 20, Class AB of the Town and Country Planning General Permitted Development Order.

In regard to application PN/24/97626, having reviewed the information contained within the application pack it is understood that the proposals are for a whole new floor level to be added to the existing building, and that this would house an additional 5 apartments in addition to the 6 flats and 5 apartments already permitted through the conversion of existing office space within the building under applications PN/23/96620 and PN/23/95595.

Given the information provided, there would be no objection to the application, however the Case Officer may wish to ensure that the EBC Parking Standards (Draft) are being adhered to, and it would be requested that the condition outlined below is applied should a permission be granted.

From a highway perspective, no changes are proposed into the site for either vehicle or pedestrian movements, and this is acceptable with the existing layout being in place and able to accommodate without significant issue.

Onwards, it would be anticipated that the conversion from office use to residential use would result in a reduction in trip rates to and from the site, given office use typically generates a higher rate of vehicle trips over an average day.

In terms of parking, it is understood that concerns have been raised in this regard, given

Director of Hampshire 2050
Garry Westbrook

that parking that currently serves the commercial units fronting Winchester Road is being reduced for the general public through formal residential allocations.

Within the submitted 'Prior Notification Letter - Part20CF13151545' dated 18/06/2024 on the EBC Planning Portal, it outlines that of the parking spaces available to the general public to the rear of the building which have not already been allocated over to residential development, a further 4 parking spaces are going to be lost to allocated residential parking.

However, as outlined within the supporting Transport Statement, a car parking survey has been undertaken on both a week day (Thursday) and a weekend (Saturday) to assess the spare capacity that the site currently has. Parking numbers have been taken at 30 minute snapshots, and whilst it is acknowledged that figures could both rise and fall during the interim periods, the data is robust for the purpose of this application.

The surveys outline that even with the loss of public parking to dedicated resident parking, spare capacity will still exist within the car park.

As such, there would be no justified objection to be made on parking grounds, or the resultant effects that would be anticipated to arise if an on-site shortfall were to occur.

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