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My reference 054122

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Your reference PN/24/97939

Date 14 August 2024

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Dear Ms Altman,

BARCLAYS BANK, 20-24 UPPER MARKET STREET, EASTLEIGH, SO50 9FD

Application for Prior Approval for change of use from Offices/Services (Class E) to 22 Dwellings (Use Class C3), under Class MA of the Town and Country Planning (General Permitted Development) Order.

In regard to application PN/24/97939, having reviewed the information contained within the application pack, there would be no objection in principle to the proposals, subject to consideration of the below comments.

Access in and out of the site is to remain unchanged by the proposals, and this is acceptable with existing vehicle, pedestrian and cycle links directly adjacent to the site leading to the town centre as well as the rail and bus stations which are both within very close proximity.

In terms of car parking, the layout is acceptable, and in terms of numbers it is noted that 14 vehicle parking spaces are to be provided. Whilst the quantum of parking is for EBC to assess, in line with the EBC Parking Standards, this of course is less than one parking space per flat proposed. This would likely be acceptable given the sustainable location of the site, with less reliance on the car, however it would be suggested that the spaces are managed through a permit system or similar to ensure residents know if they have a space or not prior to moving in.

Given the site is within a Controlled Parking Zone, membership of which future residents will not be entitled as new / converted development, any parking requirements

Director of Hampshire 2050
Garry Westbrook

over the number stipulated will obviously be problematic for residents.

With regard to cycle parking, it is noted that 24 spaces are to be provided in a secure area within the building accessed through the internal hallway with door access to the northern side of the building. This is acceptable, though obviously the flooring to and from the store should be considered, given the passing over with wet / muddy tyres at times.

Refuse stores are also shown to the eastern edge of the site at the far end of the car park. It would be recommended that the Case Officer liaises with the EBC Direct Services Team in this regard, given access for the refuse vehicle is unlikely to be achievable, and this would result in an elongated bin drag to get to the kerbside.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook