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Enquiries To Matt Grantham

My reference 054513

Direct Line

Your reference F/24/98148

Date 1 October 2024

Email eastleighdc@hants.gov.uk

Dear Mr Huckfield,

191 LEIGH ROAD, EASTLEIGH, SO50 9DW

Two storey side and rear extension, addition of roof lights and rear dormer, elevational changes, and conversion of single dwelling to 8no. 1-bedroom flats

In regard to application F/24/98148, having reviewed the information contained within the application pack, whilst there would be no objection in principle to the application, this would be subject to a minor update of the submitted plans, and also conditions being applied as outlined below.

Vehicle Access:

It is noted that the vehicle access into the site will be via a full front width drop kerb vehicle crossover providing access to 6 vehicle parking spaces. Whilst this is acceptable in principle, it is noted that:

a) The overall length of the drop kerb when combined with the adjacent drop kerb for No. 189 will be in excess of the 10.0m maximum permitted by HCC as Local Highway Authority. As such, riser kerbs and footway reinstatement for the short section of footway adjacent to these will be required. This, in addition to the proposed drop kerb, will need to be undertaken via a Minor Works S278, and details of this process can be found via the following web address -

<https://www.hants.gov.uk/transport/developers/section-278>

These works will need to be completed prior to any usage of the parking bays on site being permitted, and should be shown on updated plans.

b) A telegraph pole is currently located along the frontage of the dwelling, and this

would obstruct movement of some parking bays. As such, it will need to be relocated as part of the vehicle access works, which would need to be completed prior to any usage of the parking bays on site being permitted. Again the existing and relocated position should be shown on updated plans.

Given the likely cost implications of the works outlined above, it may be that given the sites location, within a reasonable distance to the town centre and sustainable transport modes, that a reduction in parking could be preferable by the applicant. There is potential for 3, possibly 4 parking bays to be located on site in the current layout with the hedge cut back, and the Case Officer may deem this in accordance to the Eastleigh Borough Council Parking Standards given the site location.

Whilst management of the parking would be required, i.e. which flat occupiers own a car / park on site, this would be the case to some extent anyway given there is already a shortfall in parking proposed if it were to be 1 space for 1 flat.

CONDITIONS:

ACCESS CONSTRUCTION PROVISION

No parking on site shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

Reason - To provide satisfactory access and in the interests of highway safety.

PARKING PROVISION

Before occupation of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site car parking provision for the approved development.

Yours sincerely,

Matt Grantham