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Enquiries To Matt Grantham

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Your reference H/24/97500

Date 11 September 2024

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Dear Mr Huckfield,

38 NICHOL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AU

Extension of existing bungalow to form two-storey 4 bedroom house. Demolition of existing single garage and replacement with guest annex with gym on ground floor.

In regard to application H/24/97500, having reviewed the information contained within the application pack, there would be no objection to the proposals subject to the conditions outlined below.

ACCESS:

Two access points re proposed for vehicles, being (a) the continued use of the vehicle crossover drop kerb on Woodlands Close, and also via a new vehicle crossover drop kerb on Nichol Road.

Both access points are acceptable, with adequate visibility achieved. However, in regard to the proposed access, the applicants should be made aware that subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority, additional permission will be required from HCC as Local highway Authority to actually undertake the works. Details of this process can be found via the following web address - <https://www.hants.gov.uk/transport/parking/droppedkerbs>

It is noted that a gate is also included on the plans for the Nichol Road access, and this should be located a minimum of 6.0m from the carriageway edge to ensure a waiting vehicle can do so off of the highway. This appears to be the case from submitted plans, however it would be requested that this is ensured via a condition to ensure it

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remains the case in the future.

SITE LAYOUT:

The site layout is acceptable, with the primary vehicle access on Nichol Road leading onto a driveway which is sufficient in width and size for both parking and the turning of vehicles to allow for forward gear access and egress.

In terms of the proposed annex to the rear, consisting of a 'Gym' on the ground floor with bedroom and bathroom facilities above, whilst there would be potential for conversion to an independent dwelling, this would be acceptable given the appropriate parking provision on site. The Case Officer may however wish to consider conditions to prevent this from happening, and also to prevent a future commercial based use.

CONDITIONS:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access onto Nichol Road, 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.

GATES SET BACK PROVISION

Any gates provided shall be set back a distance of 6.0m from the edge of the carriageway of the adjoining highway.

Reason - In the interests of highway safety.

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, and a commitment not to park on grass verges;
- (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; and
- (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

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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

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