

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Matt Grantham

My reference 054814

Direct Line

Your reference PN/24/98338

Date 30 October 2024

Email eastleighdc@hants.gov.uk

Dear Ms Altman,

111 Winchester Rd, Chandler's Ford, Eastleigh, SO53 2GH.,

Application for Prior Approval for a single storey roof extension (rear part of building) to form 6 apartments, under Schedule 2, Part 20, Class AB of the Town and Country Planning (General Permitted Development) Order.

In regard to application PN/24/98338, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective.

It is understood that the application is in addition to the various other residential applications that have been permitted for apartments on the site, the most recent of which was application PN/24/97626, which was for a further 5 apartments.

Similarly to the previous applications, no changes to the highway are proposed or required as part of this current application for 6 apartments and this is acceptable with no change in vehicle type accessing the site being anticipated.

It is however noted that in addition to the proposed 2nd floor roof extension within which the apartments are proposed, there are also internal layout changes proposed to the ground floor level of the building, which from a transport perspective primarily involve the relocation of bin and cycle stores into the building at ground floor level.

This is acceptable given the appropriate layout and ramped access to the secure cycle store, with 22 cycle spaces in total being provided, which is understood to equate to 1 space per apartment for the various residential site applications as a whole. It is further understood that this is in line with the EBC Parking Standards, and as such will assist in

the promotion of sustainable transport opportunities.

By relocating the cycle and bin storage points, it is also noted that 5 vehicle parking spaces that were to be lost as a result of the previous permitted site application (PN/24/97626), can now be retained for the future use of residents associated with the proposed 6 apartments. It is understood that this quantum accords with the EBC Parking Standards, and with essentially no further loss of retail parking, this would be acceptable.

With regard to the proposed bin store, again no objection is made to this from a highway perspective, however given it requires the utilisation of a ramped access, the Case Officer may wish to consult with the EBC Direct Services team if this has not already been done.

Finally, given the location of the site, it would be requested that a condition be added to any planning approval that may be forthcoming, being as follows:

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