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Date	29 December 2025	Email	eastleighdc@hants.gov.uk

For attention of Mr Huckfield

Dear Sirs

Re: F/25/100606 At 71 LEIGH ROAD, EASTLEIGH, SO50 9DF

Change of use from commercial use to 7 bedroom House in Multiple Occupation, to include construction of single storey rear extension, dormer to rear roofslope and front rooflights, with associated landscaping and provision of car parking

In regard to application F/25/100606, having reviewed the information contained within the application pack, there would be no objection in principle to the proposals submitted.

Access in and out of the site from the highway is unchanged, although it is noted that a boundary wall / planter is to be erected on the frontage. This is acceptable in principle providing the wall height is 1.0m or lower to maintain visibility for the adjacent parking space. No dimensions are given on plans, so a condition should be applied to ensure this is the case.

To the rear of the property, 2 vehicle parking spaces are proposed which is again acceptable in principle with access onto the rear service road. However, no dimensions are given as to the width between the rear of the parking space and the perimeter wall associated with no. 4 Cranbury Road. A minimum aisle width of 6.0m must be provided to enable vehicles to manoeuvre in and out of the parking spaces.

Finally, given that the proposals are for a conversion of an existing dwelling, applicants and future residents should be made fully aware that they will 'not' be entitled to join the Controlled Parking Zone and will be ineligible for resident and visitor parking permits. Given this, it may be prudent to allocate

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

al 3 vehicle parking spaces to specific room/unit numbers to avoid any resident confusion over the matter.

Conditions:

1. CONSTRUCTION SITE MANAGEMENT PLAN REQUIRED

No development shall start on site until a construction site management plan 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) Access and egress for plant and machinery;
- (e) Protection of pedestrian routes during construction;
- (f) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (g) 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.

2. WALL / PLANTER CONSTRUCTION PROVISION

No wall or planter located within 2.4 metres of the highway shall be constructed above 1.0m in height, and any vegetation or other visual obstruction must be maintained at this height or lower to ensure lines of sight onto the highway are achievable.

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

3. PARKING PROVISION

Before use 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, with the rear parking positioned a minimum of 6.0m away from the wall of no. 4 Cranbury Road at its nearest point

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

Yours faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
Hampshire 2050