

Comments for Planning Application APP/24/00232

Application Summary

Application Number: APP/24/00232

Address: Land north of 6, Emsworth House Close, Emsworth

Proposal: Erection of 1No. 3 bedroom dwelling.

Case Officer: David Eaves

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Further Comments

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear David,

We wanted to response to resident's comments for applications Ref APP/24/00245 and APP/24/00232.

The objections of residents in relation to proposed development doesn't carry any material weight. As the existing property has its lawful legal access already for previous building which has been demolished in Past. The objections have been raised without seeing the plans carefully. There is no loss of parking by proposed development. As mentioned, the existing lawful access to the property is already available.

This is emphasised with the highway code rule 243 which says do not park or stop. All the details in relation to this has been addressed in highway technical note addendum.

As mentioned above the Residents have raised objections without looking the plans carefully and without seeing that the existing lawful access is already available.

This current application together seeks to utilise just a 5.0m width of the existing dropped footway crossing to gain access to the two dwellings proposed which both have a pair of tandem parking spaces between the two properties. In doing so, it actually formalises the situation and results in additional on-street parking, as the long existing dropped footway crossing will be removed and replaced with a reduced width access for the two proposed dwellings. Both properties required only 5.0m in total width to gain access for parking. Which means each property individually need only 2.5 m width.

As per highway code rule 243. A vehicle is considered to be committing a parking contravention where any part of the vehicle is blocking any part along the full length of the dropped kerb.

In revised plans we have proposed to reinstate the remaining part of the dropped kerb which formalises the situation and results in additional on street parking which should be appreciated.

At present there is a long-dropped crossing that serves the site which was previously used as a formal access for previous building and this is evident by a row of granite setts laid between two transition Kerbs. The picture of this is shown in highway revised note.

A vehicle is considered to be committing a parking contravention where any part of the vehicle is blocking any part along the full length of the dropped kerb as per highway code rule 243.

Trees:

The position of the dwelling also changed as per recommendation of council tree officers. A detailed revised Arb consultant report submitted to protect the trees and roots.

The site is currently vacant and not in used for many years and it is in built up area and there is a presumption in favour of residential development.

The proposal would also make a modest contribution to the provision of additional housing in the Borough where the Council are currently unable to demonstrate a five-year supply of housing (+ 20% buffer applied).

The scheme has been reduced already from 3 dwellings to two dwellings only as recommended.

The proposal will enhance the character of the area and street scene as its fill in development and sitting very well within the street.

We hope all above information of assistance and looking forward for favourable response.

Thanking you in anticipation.