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Enquiries To **Matt Grantham**

Direct Line

Date **22 November 2023**

My reference **051628**

Your reference **APP/23/00829**

Email **havantdc@hants.gov.uk**

Dear Mr Toole,

34 Pennant Hills, Havant, PO9 3JZ

Erection of 1No. 4bed house on land belonging to no 34 Pennant Hills

In regard to application APP/23/00829, having reviewed the information contained within the application pack, there would be no objection in principle to the application from a highway perspective.

ACCESS:

Access in and out of the site is proposed via a new drop kerb vehicle crossover for the existing dwelling (number 34), and also for the proposed dwelling, both being taken from Pennant Hills. Given the location of the development proposal, the positions of both of these access points is acceptable, with (a) low vehicle speeds anticipated at vehicles slow for the priority junction with Portsdown Hill Road, and (b) the low level of vehicle movements anticipated to occur from both the development itself and also the level of vehicles associated with the low level of dwellings contained within the cul-de-sac.

Whilst works associated with the drop kerb vehicle crossovers will need to be undertaken via a S171 permission, applicants should be made aware that they will need to re-instate the existing drop kerb vehicle crossover to full height kerbs and re-instate the footway beyond, and this will require a Minor Works S278. Details of these processes can be found via the following web addresses:

- <https://www.hants.gov.uk/transport/licencesandpermits/roadopening/section171>
- <https://www.hants.gov.uk/transport/developers/section-278>

Director of Hampshire 2050
Gary Westbrook

PARKING:

In regard to the parking layout associated with both the existing and proposed dwellings, the layout for the existing dwelling shows a double tandem parking layout for 4 vehicles. However it is noted that one parking space appears to encroach into an area of built structure, so in reality it appears only 3 parking spaces are available.

Having reviewed the parking layout associated with the proposed dwelling, 3 spaces are shown on plans, however it is noted that the garage space is below standards at 3.0 x 5.5m, and that the parking space fronting the garage also appears to be below standard dimensions to be considered for vehicle parking. As such, there would appear to be a shortfall in available parking for the proposed dwelling when considered against the Havant Borough Council Parking Standards, and the Case Officer may wish to consider this, or request updated drawings with corrected dimensions.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook