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Date 13 August 2024

My reference 054071

Your reference APP/24/00541

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For attention of Kayleigh Taylor

Dear Madam,

Prior Approval for development consisting of a change of use from Commercial, Business and Service (Use Class E) to mixed use (Use Class E and Use Class C3 (1no. 2 bed flat)). | 158A Stakes Hill Road, Waterlooville, PO7 7BS

This Prior Approval seeks the change of use of the site Commercial, Business and Service (Use Class E) to mixed use (Use Class E and Use Class C3). It is noted that the change of use of the ground floor is like for like and the Highway Authority have no objection to this.

There is an existing car parking with 13 car parking spaces within the site and it is proposed that one parking space is dedicated to the proposed two-bedroom flat with the remaining parking spaces for use of the commercial use. Havant Borough Council's Parking SPD would require a minimum of 2 car parking spaces for a two-bedroom unit, dependent on the location being outside of Waterlooville Town Centre. There are concerns that an under provision of car parking spaces could result in overspill parking on the highway. The applicant is required to update the proposed site plan, dedication 2 car parking spaces to the proposed residential unit.

Two Sheffield stands are indicated on plan for the residential use of the site in accordance with Havant Borough Council's Parking SPD. No cycle parking spaces have been shown on plan for the commercial use and the applicant is required to address this to promote sustainable travel to and from the site.

Director of Hampshire 2050
Gary Westbrook

Recommendations

Having regard to the above, there is insufficient information for the Highway Authority to provide comments on this planning application. Further comments will be provided upon receipt of the above requested information.

Yours sincerely,

Michael Okubajo
Consultant Transport Planner - Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
Gary Westbrook