

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Matt Grantham

Direct Line

Date 10 August 2023

My reference 050558

Your reference APP/22/00939

Email havantdc@hants.gov.uk

Dear Ms Sheath,

13 Grange Close, Havant, PO9 2QT

Proposed two storey front extension, pitched canopy to front and garage conversion to habitable space. Proposed dropped kerb to the front of the property

In regard to application APP/22/00939, as the application is for 5 dwellings or less, there is no required change of vehicle access onto the highway, and the development does not access directly onto a classified road, HCC's Highway Standing Advice should be referred to in the first instance. This can be viewed via the following link under the heading Consultation with the Highway Authority - <https://www.hants.gov.uk/transport/developers/consultation>

However, in regard to the application, having undertaken an initial review it is noted that whilst the dwelling has a single vehicle parking space (garage) for a 3-bed dwelling, the garage itself would not be permitted for parking under current parking standards due to the insufficient internal dimensions. As such, there is essentially a two space parking shortfall.

The proposals look to increase the dwelling size to 4-bed, and as such in line with the HDC Parking Standards, on-site parking should increase also. It is noted that a single parking space is proposed via a conversion of front garden with associated drop kerb, and the garage parking is lost due to conversion to habitable space. As such, there would essentially continue to be a two space parking shortfall.

Director of Hampshire 2050
Gary Westbrook

Whilst it is for HDC to assess parking quantum in their role as Local Parking Authority, it is noted that Parking Surveys have been undertaken by the applicant in order to demonstrate that the two parking space shortfall can be accommodated on road without causing obstruction - much in the way that the current shortfall is accommodated.

The results of the survey have been reviewed, and from a highways perspective, there would be no objection in this regard.

It would however be requested that the Case Officer applies the following conditions, should they be inclined to approve the application.

CONDITIONS:

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.

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

ACCESS CONSTRUCTION PROVISION

Before use of the development is commenced the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

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

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook