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Enquiries To Alistair McMurray

Direct Line

Date 23 January 2024

My reference 051998

Your reference APP/23/00912

Email havantdc@hants.gov.uk

Dear Ms Wells,

Fiscal House, 2 Havant Road, Emsworth, PO10 7JE

Alterations, extensions and change of use to the single storey offices from single storey B1a office use to 1No. two storey 3 bed dwellinghouse with alterations to APP/21/01120 to allow for pedestrian access and the reallocation of parking.

The Highway Authority's comments are based upon the supporting information submitted by the applicant, i.e. – drawings, plans and dimensions. The Highway Authority has not been made aware of any departures from this information by HBC that should be considered and as such the assessment of the proposal is provided against this context.

The application site has some significant planning history, with the most recent being pertinent in the form of 22/01136 for a similar development.

It is understood that the application was withdrawn by the applicant on the advice of HBC given a number of planning related concerns existed.

The Highway Authority provided a consultation response to that proposal which culminated in no objections subject to two conditions relating to surface finish for surface water drainage and parking provision.

In regard to this present application, following review, the proposed site access strategy remains unchanged to that as previously proposed and the existing situation being access from Warblington Road.

Director of Hampshire 2050
Gary Westbrook

As per previous comments, the gates are set back a sufficient distance from the edge of the highway being 5m which is considered acceptable.

In addition, in line with previous comments provided, given the nature And context of Warblington Road, the access is considered satisfactory in regard to vehicular visibility.

Turning to internal site layout, this is considered to be adequate with sufficient space for the safe and efficient manoeuvring of vehicles.

In summary, the Highway Authority is satisfied that the proposal would not lead to any material detrimental impact upon the safety and efficiency of the public highway network.

Subject to HBC being satisfied in their capacity as local parking authority that the level of parking provision proposed falls in line with adopted standards, the Highway Authority raises no objections to this proposal subject to the following conditions:

- 1) The development shall not be brought into use until all areas indicated to be used for vehicles and pedestrians on the approved plan have been laid out with a hardened, sealed and drained surface. Provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the development. Such areas shall be retained as such for the lifetime of the development.

Reason: In the interests of highway safety

- 2) The development shall not be brought into use until the car parking area shown on the submitted plan has been provided, marked out and thereafter maintained for car parking for the lifetime of the development and used for no other purpose.

Reason: To ensure adequate space within the site for vehicle movements and parking

Yours sincerely,

Alistair McMurray

Director of Hampshire 2050
Gary Westbrook