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Enquiries To Ken Dudley

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Date 23 February 2023

My reference 048829

Your reference APP/22/01136

Email havantdc@hants.gov.uk

Dear Ms Wells,

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

Change of use of existing two storey building from B1a to residential including part demolition and extension of existing building, formation of new residential garden and reallocation of parking and erection of 1No. dwelling to rear

I refer to the consultation on the above planning application and would make the following comments.

Fiscal House itself was previously granted planning approval to the change of use from B1(a) to a dwelling. The current proposal seeks approval for the conversion and extension of an existing building permitted for B1(a) use to provide a 3 bedroom dwelling together with a new build 3 bedroom property within the site.

The application confirms that there are 12 existing parking spaces on site provided for staff and clients for the B1(a) use, with the proposal to include 9 spaces. HBC, as Local Parking Authority, will consider the provisions for vehicle and cycle parking having regard to adopted parking policy and standards.

Access to the site remains as existing to Warblington Road, which is an unclassified adopted metalled highway within the 30 mph speed restriction area, with the entry gates shown, as existing, set back 5 metres from the carriageway edge. Visibility to/from the access particularly to the right on exit is significantly reduced by the existing building line being directly on the carriageway edge. However, whilst being within the 30mph speed limit, having regard to the nature of Warblington Road including the width and proximity to the Havant Road junction speeds are more likely to be in the region of 20mph which would require splays of 2m x 25 metre splays in each direction from the centre of the

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access, which are not achieved currently. As an existing access however, with a proposal which would be unlikely to generate a significant increase in vehicle movements from those associated with the B1(a) uses and having initially reviewed the the latest available 5 years of Personal Injury Collision Data at or in the immediate vicinity of this access, the Highway Authority are satisfied that the proposed development with continued use of the established access would be acceptable for the scale of development proposed.

Having regard to the above comments the Highway Authority would recommend -

No objection subject to following conditions:

HARD SURFACE MATERIALS PROVISION

The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

Reason - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

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.

Yours sincerely,

Ken Dudley
Consultant Transport Planner

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