

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 Ken Dudley

Direct Line

Date 30 January 2023

My reference 048275

Your reference APP/22/01165

Email havantdc@hants.gov.uk

Dear Ms Pickup,

286-288 London Road, Waterloo, PO7 7DS

Prior Approval for development consisting of a change of use of a building and any land within its curtilage from Class E (commercial, business and service) to Class C3 (dwelling houses) to form 21No. 1bed apartments at first and second floor levels.

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

The proposed change from the previous commercial business use to residential will change the operation of the site with regards to highway matters. Whilst the change will vary parking requirements as residential may create a demand for levels of overnight parking demand. It is noted that there are limited opportunities available for on-street parking in the immediate vicinity of the site. However, it is accepted that the site is well located to local services and facilities including available public car parking.

The Planning Authority, as Local Parking Authority, will consider the parking requirements based on the Adopted Parking Policy and Standards SPD. The Highway Authority are of the view that in considering those provisions that with an identified in car parking that the levels of cycle parking should be provided to meet the required standards as a minimum.

In overall terms, the Highway Authority are satisfied that having regard to the location of the site there would not be a significant increase in associated vehicle movements and would not therefore result in a detrimental impact on the operation and safety of the local highway network.

Director of Hampshire 2050
Gary Westbrook

Having regards to the above, subject to the case officer being satisfied with the parking provisions, the Highway Authority would recommend -

No objection subject to following conditions:

PARKING PROVISION

Before use of the development is commenced provision for all parking shall have been made within the site shall be retained thereafter.

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

CONSTRUCTION METHOD STATEMENT REQUIRED

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Yours sincerely,

Ken Dudley
Consultant Transport Planner

Director of Hampshire 2050
Gary Westbrook