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Direct Line

Date 11 May 2020

My reference 028351

Your reference APP/20/00302

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Dear ,

16 Selborne Avenue, Havant PO9 4PX

Erection of one in number Three Bedroom detached dwelling

The proposal would result in a new dwelling being served by an existing vehicular access to a parking area associated with the existing property adjoining as well as a newly created access for the existing property immediately to the front. Both accesses are proposed to serve two parking spaces.

In regard to the newly proposed access serving the existing property this would be considered acceptable and would mirror the parking arrangements for the neighbouring properties.

In relation to the proposed parking area being served by the existing access, the proposed internal layout is considered inadequate.

Whilst two average sized cars may well be able to park in the area, the vehicle parked closest to the boundary of the site would be rendered unusable as the boundary fence would not allow a driver to access, egress a vehicle safely and efficiently. With both cars in situ it is questioned whether occupants of either vehicle would be able to access and egress a vehicle safely and efficiently.

In order for vehicles to access and egress the parking area, multiple manoeuvres would be required for both vehicles and it is questioned whether the vehicle closet to the site

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boundary could even manoeuvre into the space provided and no vehicle tracking has been provided in this regard.

Notwithstanding the above, whilst the access is existing, significant concerns are also raised in regard to vehicular/pedestrian intervisibility regarding pedestrians, particularly children, utilising the adjacent path across the neighbouring green space and vehicles emerging from the access.

With the above in mind, Highways Development Planning raises a significant objection to this proposal in its currently proposed form but raises no objections to the principle of the proposal subject to a suitable design.

HBC would need to determine in their capacity as local parking authority that the level of parking provision proposed falls in line with adopted standards.

Yours sincerely,

Alistair McMurray

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