

Houghton, Michelle

From: Crawford, Bee
Sent: 09 February 2018 09:51
To: Houghton, Michelle
Subject: Highways comments for 104 Hambledon Road

07/12/2017

"In general I would suggest that any gate is set back 4.5 m from the edge of the kerb line to ensure that a car can pull off to open the gate unless they are electric. In this case they say they say they are not electric so they should be set back..

The objectors seem to be concerned that the fence between their plot has been erected all the way to the back of the highway. This I would suggest they can do under permitted development and the thing I should consider is will the brick piers that form part of the proposal block sight lines to the public or cyclists. I suggest that the plans are revised to show that the piers for the gate and the other neighbours property are

set back 4.5m. The rest of the wall can be constructed on the boundary with a 45 degree splay/radius back to the gate and neighbour property boundary. A good example of this approach is 112 Hambledon Road <https://www.google.co.uk/maps/@50.8882256,-1.0419036,3a,75y,36.14h,65.18t/data=!3m6!1e1!3m4!1sF5oTEQ5fdaFwX5yeRMLuXA!2e0!7i13312!8i6656?hl=en>

If the applicant does not want to revise his proposals the application should be refused on the grounds that the applicant has not demonstrated that the proposal would not cause harm to users of the highway."

03/01/2018

"However there is an issue with the pillars blocking the sight line and it would help if the pillars were lowered on each boundary. I still have concerns that to open the gates a car will have to stop on the highway or block the footway. but if the gates are electric there will be no problem.

The Minor Planning Application Guidance from Hampshire County Council states;
GATES

If gates are to be fitted across the vehicle access then these must open inwards. To ensure that there is sufficient space for a vehicle to exit the highway to open/close the gates on entry/exit these should be set back 4.9m from the edge of the carriageway.

The height of the pillars should be reduced to the same standard height of a fence that could be erected under permitted development i.e.1 metre."