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Enquiries To Ken Dudley

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Date 18 April 2024

My reference 052908

Your reference APP/24/00157

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Dear Mr Eaves,

Oak View Residential Care Home, 49 Beach Road, Hayling Island, PO11 0JB

Proposed erection of a first-floor side (south) extension and the provision of three additional bedrooms (Class C2).

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

The Care Home is located to the western side of Beach Road (A3023), which is a 2-Lane carriageway some 9.5 metres in width, generally with no parking restrictions other than the zig-zag markings for the nearby pedestrian crossing which apply to part of the site frontage.

The site is served by two dropped kerb access points, one providing for 7 car parking spaces from the northern access with a further 5 spaces served from the southern access. The site currently also provides 4 cycle parking spaces.

The proposal relates to extensions including 3 additional bedrooms with the application confirming that there would be no additional staff requirements. The proposal provides one additional car space within the southern car park together with a further cycle parking space. The Local Planning Authority, as Local Parking Authority, will consider the proposed parking provision having regards to Adopted Parking Policy and Standards SPD. Subject to the views of the Planning Authority regarding parking provisions the Highway Authority are of the view that the proposed scale and form of the development would not result in a significant detrimental impact on the operation or safety of the local highway network and would therefore recommend -

,Director of Hampshire 2050
Gary Westbrook

No objection subject to following conditions:

PARKING PROVISION

Before use of the development is commenced provision for parking for cars and cycles 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 and cycle parking provision for the approved development.

Yours sincerely,

Ken Dudley
Consultant Transport Planner

Director of Hampshire 2050
Gary Westbrook