

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

*Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055

www.hants.gov.uk

Enquiries To Ken Dudley

Direct Line

Date 03 January 2022

My reference 048278

Your reference APP/22/01095

Email havantdc@hants.gov.uk

Dear Mr Toole,

97 Hulbert Road, Havant, PO9 3TB

Construction of two storey front atrium, single storey side/ rear extension and part single/ two storey side extension. Alterations to boundary wall and new gated entrance to side access with dropped kerb.

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

The proposal relates to extensions to the existing property and the creation of a second access. With the retention of the existing access to the property from Hubert Road and a further new access created to Newbarn Road. It appears that there was a previous vehicular access to/from Newbarn Road to serve this plot located at the southern boundary of the plot which has been closed off.

The location of the proposed access, as raised previously, remains of concern being in close proximity to the dropped kerb serving the end/beginning of the cycleway where cyclists leave/join the highway, the movement of vehicles at the proposed access here would create a potential hazard for pedestrians and cyclists.

No specific justification has been provided as to the requirement for a second access to the public highway to serve the site in association with the proposed extensions. The revised elevation plans now show no increase in the height of the boundary treatment to the Hulbert Road frontage which safeguards visibility for the existing access. It is also the view of the Highway Authority that as a result of the proposed extensions to the

existing property there would be no significant increase in vehicle movements and therefore the existing access would remain suitable to serve the extended property.

It is noted that the existing boundary wall to the left on exit to Newbarn Road from the proposed access is retained at the existing height which would limit visibility of approaching pedestrians using the footway on Newbarn Road however , this does not impact on the existing access visibility provisions.

Having regard to the above comments, the Highway Authority would confirm that the proposed additional access is not justified and that the location would not operate in a safe manner having regard to the close maneuvering of pedestrians and cyclists. Additionally, there is an existing access to Hulbert Road of an appropriate standard to serve the proposed development and would therefore recommend -

Refusal for the following reason:

INADEQUATE MEANS OF ACCESS

The existing access is adequate to serve the existing property together with the proposed extensions and there is no justification for the provision of a second access which would create a detrimental impact on highway safety particularly in relation to the movements of pedestrians and cyclists.

Yours sincerely

Ken Dudley
Consultant Transport Planner