

Comments for Planning Application APP/15/01103

Application Summary

Application Number: APP/15/01103

Address: Eastleigh House, Bartons Road, Havant, PO9 5NA

Proposal: Conversion of Eastleigh House from single C3 dwellinghouse to B1 offices and two C3 dwellinghouse along with the erection of a two storey extension to provide a further single C3 dwellinghouse, plus the construction of a courtyard development of 10 terraced houses, including landscaping, parking and turning areas.

Case Officer: Rachael McMurray

Customer Details

Name: Mr Peter Marshall

Address: 2 Penner Road, Havant PO9 1QH

Comment Details

Commenter Type: Consultation modified

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Formal Response

The Highway Authority has no objection to this application in principle but has some concerns over the details. The plans show a bell mouth which does not meet the County Standards in terms of the radii meeting Bartons Road kerb line. Correct details should either be submitted prior to the determination or be covered by conditions.

I am not sure of the relationship of the proposed site with the existing footpath running along the western boundary. It appears that the red line shown as the property boundary runs along the centre line of the footway. This needs to be clarified as this existing footway (with some width improvement and the removal of the grass verge along the sites frontage with Barton Road) are required to form the cycle and pedestrians route to this proposed development. The location/site boundary plan should include the adjacent footpaths.

Also a condition should be imposed that the details of the construction, layout of the parking and access road should be provide. Details of site compound including, operative parking, material storage and construction cabins also need to be conditioned

Parking

The planning application form indicates a total of 36 Parking spaces. However the public web site does not include a schedule of parking allocation, number of bedrooms and floor space for the office use so I have not been able to check against HBC car parking standards. Once the Planning Authority has agreed on the number of parking spaces I would suggest that the parking spaces, turning facilities and cycle facilities are conditioned as shown on the agreed parking layout.