

# Consultee Comments for Planning Application APP/16/00060

## Application Summary

Application Number: APP/16/00060

Address: 36, 38 and 40 Station Road and 1 West Lane, Hayling Island, PO11 0EQ

Proposal: Demolition of existing buildings (shop, 1no. flat, workshop, associated compound and 2no. dwelling houses) and construction of 18no. new build flats and 3no. shop units (planning class A1) with associated bin store, cycle store, vehicle parking and landscaping.

Case Officer: Heather Lealan

## Consultee Details

Name: Mr Peter Marshall

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On Behalf Of: Development Engineer - Highways

## Comments

The limit of the Adopted Highway is the line of bollards that passes through the "shell design". The shell design was partly built on the private forecourt of the shop forecourt with the permission of the owner. The block and layout plan show the red line on the front face of the kerb but the Design and Access Statement shows the red line on the back of the footway.

The application is for 18 Flats and three shops and 19 unallocated parking spaces are shown along with cycle facilities. 20% of the parking spaces have charging points (if required) None of the spaces are shown as disabled spaces. It is normal to require 6% of the parking to be disabled one space.

The amount of parking is based on non allocation of spaces and has been justified within the Parking Strategy Document but the attention of the Planning Authority is drawn to paragraph 7.2 which states "The solution is to allocate parking spaces to households rather than to properties. This simply means that a parking space is available for the exclusive use of a household upon request,

The local road network is protected by TROs and therefore there can be no highway reason for refusal. I leave it to the Planning Authority to determine the effect on the local public amenity due to the amount of parking provided.