

HIGHWAYS
PLANNING APPLICATION OBSERVATIONS

APPLICATION NO: APP/12/01005

SENT DATE: 05 October 2012

SITE ADDRESS : Westminster Works, 15 Nile
Street, Emsworth, PO10 7EF

PROPOSED DEVELOPMENT: Demolition of existing building and construction of 2 No. two and a half storey 3 bed semi detached dwelling houses with integral garages.

CONTRIBUTION REQUIRED FLOORSPACE *Existing floor space 190 m²*

CALCULATION *2 No 3 bed house*

credit 190 x $\frac{18.7}{100}$ x 1230 = 48,171.90

proposed 2 x 13745 = 27490

REFUSE REASONS FOR REFUSAL *No contribution*

DEFER REASONS FOR DEFERMENT

APPROVE SUBJECT TO CONDITIONS FOLLOWING CONDITIONS TO APPLY

- * 1) *D45 (1 space per property + cycle)*
- 2)
- 3)
- 4)

INFORMATION TO BE ADDED TO DECISION NOTICE

Dropped Kerb.....Section 38.....Section 278.....

SECTION 106
REQUIRED

GENERAL COMMENTS:

Highway Engineer *A.J. Mcl* Initial *P.J.M* Date *15/10/12*

* The parking should be two spaces per property as indicated in H.B.C parking standards. However there is no highway safety reason for refusal.