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Date	21 July 2025	Email	havantdc@hants.gov.uk

For attention of Robert Riley

Dear Sirs

Re: APP/25/00491 At Oysters, 25 Tower Street, Emsworth, PO10 7BH

Single storey side extension, changes to fenestration, alterations to existing front boundary to include new brick piers and gates, roof alterations to eastern elevation, chimney to the side and garage conversion

Thank you for the consultation on the above. The Highway Authority would make the following comments.

Oysters is a detached dwelling located on the Emsworth shoreline and accessed by a narrow access road, Tower Street. The access road also provides access to other properties to the north, as well as pedestrian access to the shore itself to the south. Parking restrictions are in place, with double yellow lines present on both sides of the carriageway for the entire length of Tower Street.

The proposal is to add a single storey extension and to alter the access as well as other ancillary landscape works.

Access and Parking

Existing vehicle and pedestrian access is via a double wooden gate within the boundary wall. The proposal is to widen the vehicle access and to install new double gates that would be electrically controlled and open inwards. The pedestrian access would consist of a separate inwardly-opening gate to the south of the proposed vehicular access.

Guidance requires gates to be set back 6.0m from the carriageway, in order to prevent delays on the carriageway. However, given the quiet location and the existing gates access, and in combination with that the proposed gates are to be electric, we would rescind the usual 6.0m requirement in this particular instance.

However, although likely to be low traffic, the angle of the access is to change. We would therefore require visibility splays to be demonstrated to the north. That adequate pedestrian intervisibility can be achieved to both the north and south from the proposed vehicular and pedestrian accesses should be also demonstrated. These should be in line with guidance in HCC TG3, available at the following link: <https://www.hants.gov.uk/transport/developers/technical-guidance>.

Parking

Parking is proposed to be within a gravelled area at the northern edge of the site. The application states that this would provide 4no. parking spaces which is in line with the quantum recommended by EHDC Parking Standards SPD. Currently, there appears to be an area within the site that can be used for vehicles to turn. The ancillary landscaping works would remove this area, and it is unclear as to whether vehicles could manoeuvre within the curtilage of the site so as to enter and egress the site in a forward gear.

Given the restricted nature of Tower Street, the developer should provide vehicle tracking demonstrating that vehicles can access and egress the site in a forward gear from all parking spaces. This should include all vehicles likely to access the site, including a fire appliance.

CTMP

Should consent be granted for the proposals a CTMP will be required prior to commencement and should be secured by condition.

Loose Material

Current proposals show that the proposed driveway is to be constructed from gravel. The proposed driveway should be constructed of a non-migratory surface material for a minimum of 1.0m in to site in order to reduce the risk of loose materials being transferred to the highway. Should planning permission be granted, the Highway Authority will seek to secure this by condition.

Recommendation

The Highway Authority recommend a **holding objection** until further information is received.

Yours faithfully,

Rhiannon Cave

Assistant Transport Planner - Highway Development Planning
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