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Date	10 June 2025	Email	havantdc@hants.gov.uk

For attention of Jennie Fox

Dear Sirs

Re: APP/25/00439 At 20 West Street, Emsworth, PO10 7DY

Addition of a small side extension, addition of a glass canopy over the side door, addition of a portico over the front street facing door and the construction of a garden store at the rear of the garden.

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

The Highway Authority note that the proposed plans include the addition of a canopy and two decorative columns to the main door on the north-face of the building. As the north fascia abuts the highway, the proposed addition of these features would infringe on highway land.

The proposed columns would reduce the width of the footway. The Highway Authority do not find this acceptable and would not support any application in which the columns are included as part of the development.

With regards to the proposed canopy, this would overhang the highway and would therefore require an appropriate licence under Section 177 of the Highway Act 1980. The applicant would be required to contact the Highway Authority directly to begin the process and is not guaranteed. Should an agreement be deemed acceptable this is drafted by our legal services team and contains details of maintenance in perpetuity, liability, etc and the requirements would run with the property title. The applicant should be aware that all costs associated are to be funded by the applicant. The applicant

should also note that the legal agreement contains a clause requiring the applicant to hold appropriate public liability insurance.

In addition to securing this agreement with Hampshire County Council, the canopy would need to meet the following expectations in order to satisfy the Highway Authority in determining this application:

- At least 1m horizontal clearance between the outside edge of the projection and the edge of carriageway;
- At least 2.4m vertical clearance between the verge/footway/cycleway surface and the underside of the projection;
- The minimum vertical clearance for projections above or within 1m of the carriageway will generally be at least 5.3m, unless it can be demonstrated that a lower clearance is acceptable.

The Highway Authority require additional information before the suitability of the proposed canopy can be determined. It is therefore recommended that a holding objection is held on the application until the applicant has indicated how they wish to proceed. A S177 licence application should also be made to the Highway Authority to run in parallel with any planning consent.

Yours faithfully,

Rhiannon Cave
Assistant Transport Planner - Highway Development Planning
Hampshire 2050