

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UL
Telephone 0300 555 1375
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Matt Grantham	My reference	056503
Direct Line	N/A	Your reference	APP/25/00185
Date	23 April 2025	Email	havantdc@hants.gov.uk

For attention of Ms Donophy

Dear Sirs

Re: APP/25/00185 At 14 St Catherines Road, Hayling Island, PO11 0HE

Outline application for construction of a single storey two bed dwelling to the west garden area with a new access from St Catherines Road to become 14A St Catherines Road.

In regard to application APP/25/00185, having reviewed the information contained within the application pack, there would be no objection to the proposals subject to the conditions outlined below being applied.

Access:

It is proposed to enable vehicle access via a vehicle crossover taken from St Catherines Road, and this is acceptable with adequate visibility achievable onto the highway, given the wide grass verge which separates the site and St Catherines Road.

Applicants should however be made aware that subsequent to any permission that may be forthcoming from HDC as Local Planning Authority, a secondary permission will be required from HCC as Local Highway Authority to undertake the vehicle crossover works. Details of this process can be found via the following web address - <https://www.hants.gov.uk/transport/parking/droppedkerbs>

Internal Site Layout:

The internal site layout is acceptable, with a private driveway leading to the proposed dwelling. Serving a single dwelling, the access width is acceptable, but the widened passing point just inside the access is welcomed as it will enable the passing of internal vehicles on-site should this occur, rather than result in a vehicle waiting on the highway which could be obstructive.

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

Further up the driveway, a parking area is provided, capable of holding at least 2 vehicles whilst also retaining a turning head which will enable forward gear access and egress.

Whilst no bin collection point is noted on plans, the passing place close to the vehicle access point on site would be suitable for such a purpose.

CONDITIONS:

1. ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

Reason - To provide satisfactory access and in the interests of highway safety.

2. CONSTRUCTION SITE MANAGEMENT PLAN REQUIRED

No development shall start on site until a construction site management plan has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Access and egress for plant and machinery;
- (e) Protection of pedestrian routes during construction;
- (f) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (g) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Yours faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
Hampshire 2050