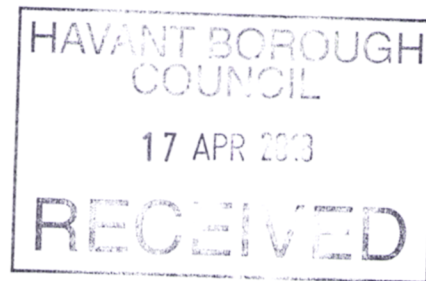


2 Maple Close
EMSWORTH
PO10 7RJ

Planning Services
Havant Borough Council
Planning Service Plaza
Civic Centre Road
HAVANT
Hampshire
PO9 2AX



17 April 2018

PROPOSED DEVELOPMENT – 11 CHRISTOPHER WAY, EMSWORTH, PO10 7QZ

Reference: Your APP/18/00301 - Garage conversion, single storey front porch and single storey rear extension.

Christopher Way, Maple Close and Fairfield Close are an established residential area made up of 40-50 year old detached dwellings in mature gardens. Eleven Christopher Way is situated on the junction of Christopher Way and Maple Close, it is also on the junction of Christopher Way and Fairfield Close. Despite its name Fairfield Close is a through road on a route between Horndean Road and New Brighton Road.

As constructed, 11 Christopher Way has a double garage (not single as stated in planning application) and hard-standing parking on the front of the property for 2 cars allowing the potential for off road parking for 4 vehicles. The property faces onto Christopher Way but the arrangement of the junction between Christopher Way and Maple Close and vehicle access onto 11 Christopher Way means that there is parking for only one vehicle on the road in front of the property. This parking area is close to the Christopher Way and Fairfield Close junction.

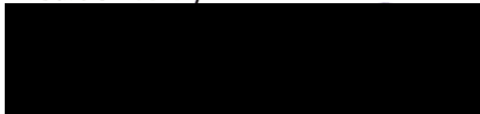
Maple Close is a small no through road of 7 houses. The road is narrower than most residential streets making passing difficult particularly for large service vehicles such as dust carts when cars are parked on it. The close is also subject to non-visitor parking by vehicles left by clients of a business in Christopher Way.

I wish to make the following comments regarding the above works, which are in progress:

- The conversion of the double garage facility into an alternative use, will remove 2 off road parking places and the development of the front garden will also reduce parking in the front of the property. Therefore, the off road parking available to 11 Christopher Way will be reduced to 25% of its original capacity. This will increase the requirement for road side parking in an area where there are 2 road junctions and already excessive off road parking due to a commercial business. This has the potential to impede traffic and will adversely impact access within Maple Close. Planning approval should be conditional on there being adequate off road parking;

- The proposed conversion includes a substantial workshop with significant washing and shower facilities that are additional to the existing ground floor toilet and washing installation. This suggests a commercial standard workshop capability likely to generate noise, smells and fumes. It will also require materials to be delivered and is likely to generate additional visitors to the property adding to the clients of the Christopher Way business who already park in Maple Close. Planning approval should consider the activity that the workshop is to be used for, assess ventilation arrangements and associated noise and fumes. Approval should ensure that these arrangements are appropriate for a residential area;
- The conversion includes provision of a large store. This indicates that there will be a requirement for materials to be delivered. This will require the use of large vehicles. Approval should be conditional on there being adequate room for off road deliveries;
- Storing materials externally would not be appropriate for a residential area, it would also reduce the off road parking available on the property. Any approval should specify that materials are not to be stored externally;
- The use of 11 Christopher Way for any commercial activity would represent a change of use, it would generate additional traffic and on road parking; it will be detrimental to surrounding properties and is inappropriate for an established residential area. Any planning approval should make clear that the workshop is for private use only and is not to be used for commercial activity.

Yours Sincerely

A large black rectangular redaction box covering the signature area.

Valerie Heritage

A small, handwritten signature in blue ink, appearing to be 'VH'.