

MEMORANDUM



From: Service Manager, Environment

To: Chief Planning Officer

Our Ref: PD/2012/0024

Your Ref: SJG/P/2012/0024

Date: 26 January 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3080 5160 Land at School Lane, Southsea

Development: Renewal of planning permissions BRO P/2007/0055 (outline) and BRO P/2008/0227 (reserved matters) for construction of 15 no. apartment with parking and amenity space

I refer to your consultation dated 12 January 2012 in respect of the above.

The development site fronts School Lane which is a classified road subject to a 30mph speed limit although I would estimate typical vehicle speeds at being around 20mph along this section due to the geometry of the road.

The existing carriageway width of School Lane fronting the development site is less than the required 5.5m width and it is proposed to widen this to the appropriate width. A 2m wide footway is proposed along the site frontage providing a continuous link with the existing footpath running west to east alongside Ysgol Penrhyn.

It is proposed to provide 26 parking spaces for the 15 two bedroom flats. Although this is a shortfall of 4 on the maximum standards required by LPGN no 16, it has been determined at previous planning appeals that it is inappropriate to apply these as minimum standards.

Given previous planning appeal decisions on car parking standards I consider that a recommendation for refusal on the grounds of inadequate parking is unjustifiable.

Although the parking bays are of acceptable length and width, there appears to be less than the required 6m turning space behind. However as the access road to the parking bays is to remain under private control it is considered that this will have no detrimental impact on the adjoining public highway.

Given that this is a renewal of an existing permission I advise you that I have no objection on highway grounds.

I would recommend any planning permission include the following conditions:-

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing No. WSL 22 DH shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times

ZJ35 NEW 2.0 METRE FOOTWAY

050R Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTDC ROAD WIDENING

050R No part of the development shall be occupied until School Lane fronting the development site has been widened to a minimum width of 5.5m in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.5 metres.

NONSTDC ACCESS GRADIENT

039R The vehicular access hereby approved shall be a maximum gradient of 1 in 24 for the first 5 metres measured back from the highway.

NONSTDC SUBMISSION OF FURTHER DETAILS

026R

E06N

E07N

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Detailed layout, design, drainage and construction of the proposed new footway
- 2) Retaining wall on School Lane frontage
- 3) Road widening
- 4) Scheme of street lighting

The scheme as is approved shall be fully implemented prior to first use of the development.

Peter O'Donoghue

PP. Service Manager, Environment