

MEMORANDUM



From: Operational Manager Traffic & Transportation To: Chief Planning Officer

Our Ref: TH/DC/PD/2010/0649

Your Ref: P/2010/0649

Date: 23 August 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3070 5170 Land adjoining 12 Bryn Hedd, Southsea
Development: Erection of dwelling

I refer to your consultation dated 4 August 2010 in respect of the above.

The development site is located on an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 25 mph. There is a 2m wide footway across the front of the development site over which a dropped vehicular crossing already exists to serve the site.

Adequate visibility is achievable from the proposed access.

There is a shortfall of 1 parking space on the maximum standards required by LPGN no 16; however it has been determined at previous planning appeals that it is inappropriate to apply these as minimum standards.

The availability of a regular bus service directly opposite the site ensures that there is no essential need to own a car to reach everyday destinations.

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

I recommend that any permission include the following conditions:

CONDITIONS

E06C NO GATES WITHIN 5 METRES

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across the access within 5 metres of the boundary of the highway.

J33C ACCESS HARD SURFACED

043R The access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

NONSTD NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

NONSTD R No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or

into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

J28C VISIBILITY SPLAY OF 2.0M X 33M

038R The proposed access shall have a visibility splay of 2.0m x 33m in both directions measured along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

J01C PARKING AND MANOEUVRING TO BE KEPT CLEAR

026R The areas indicated for vehicular manoeuvring space and parking on the approved drawings shall at all times be kept free of obstruction and be available solely for those purposes.

A handwritten signature in black ink, appearing to read 'Just Paul', is written above the title.

For Operational Manager Traffic & Transportation