

MEMORANDUM



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

Our Ref: TH/DC/AM/2010/0047

Your Ref: P/2010/0047

Date: 10 March 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 305 515 Former chapel, Southsea Road, Southsea

Development: Demolition of existing chapel and erection of workshop, office and sales area with 2 No. 1 bed flats above

I refer to your consultation dated 25 January 2010 and the subsequent amended plans in respect of the above.

The applicant is seeking to gain access to the development site via the unadopted road to the west of the site.

This road currently serves a number of dwellings and a motor vehicle workshop. It is current Council policy that the number of properties served off a private drive is limited to 5 unless it is constructed to an adoptable standard. It is considered that permitting additional traffic on a private drive of substandard construction and layout would give rise to additional danger to pedestrians and road users in general. The applicant has stated that the client does not wish to be responsible for any improvements to the unadopted road.

The applicant is proposing two new access points, with the northerly one being too close to the junction with Southsea Road to form a safe access.

The amended plan shows 6 parking spaces to the rear of the site, two of those being for vans to park within the building area, the dimensions of the site appear to be insufficient to accommodate feasible parking and turning facilities within the curtilage of the site.

The development could potentially lead to a significant traffic generation forcing vehicles to park on the highway

I would recommend that permission be **REFUSED** for the above reasons.

Mr. Plan

Pl Operational Manager Traffic & Transportation