CONTROLLED

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Our ref 82003760/HDC/AN/35450
Your ref AVA/2020/0798
Date 23 September 2020

Dear Mrs Brooks,

Retrospective application for replacement dwelling and detached garage to regularise design changes and vehicular access made following approval AVA/2016/0944, White House Upper Hartshay Heage Belper Derbyshire DE56 2HW

As a consequence of the travel and working restrictions imposed as a result of the Coronavirus protection measures, applications continue to be predominantly assessed without the benefit of a visit to the development site. The Highway Authority will be using all available sources of desk top information to carry out assessments and where essential, site visits may be conducted in accordance with current health and safety guidelines at the Highway Authority's discretion.

Background

The Local Highway Authority (LHA) are in receipt of application AVA/2020/0798 seeking retrospective permission to regularise design changes for a replacement dwelling, detached garage and a vehicular access following approval AVA/2016/0944 at White House, Upper Hartshay, Ripley. Upper Hartshay is a Class B road subject to 40mph speed limit.

The LHA note the submission of application AVA/2020/0637 which concerns the creation of a vehicular access to the north of this site. Therefore, the northern access has been considered separately from this application and the LPA should refer to application AVA/2020/0637 for any highway comments regarding the northern access.

Structures

As part of the development the applicant has demolished the previous cottage on site, which used to act as a retaining wall for the highway. The applicant has built a new brick faced boundary wall to retain the highway and continued it replacing the hedge at the north.

For the LHA to determine if the proposals are acceptable further details are required which clarify what the applicant has carried out regarding the retaining wall and the process of building it. Furthermore, detailed drawings and sections, which should be drawn to scale and dimensioned will be required showing what has been built, with the submission of calculations.

Presuming the applicant is to maintain the wall long term and the LHA will not adopt under a Section 278 agreement with the associated commuted sum. The applicant is required to confirm they will maintain the wall in the long-term and should submit a formal signed letter confirming the long-term maintenance of the wall.

Site Access

The LHA understand the applicant has carried out minor improvements to the existing access. The site plan demonstrates an access width of 4.25m with a gate set-back distance of 5.5m from the highway boundary. The LHA is satisfied with the access.

Internal Layout

The applicant has proposed a single garage, and whilst no further parking has been illustrated on the site plan. The LHA is satisfied there is sufficient space to provide adequate parking given the quantum of development with sufficient on site turning.

Advice to Local Planning Authority

Therefore, in conclusion LHA does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Yours sincerely

[redacted]

Highway Development Control