CONTROLLED

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Our ref 82004283/44098
Your ref AVA/2020/0850
Date 29 September 2020

Dear Mrs Brooks

Proposed Vehicular Access at 112 Over Lane, Belper

I refer to the above mentioned planning application and comment as follows.

The proposal is to construct a vehicular across the front of 112 Over Lane, the application details state that the proposal will be an extension to the existing access point, however, the existing access point is a pedestrian access only and not a vehicular access. The frontage depth at 112 Over Lane appears to be of insufficient depth for a vehicular to accommodate a vehicle parked at 90^0 to the footway, a minimum depth of 5.5m needs to be provided.

I also have concerns that the achievable visibility due to the limited frontage and the narrow footway in this location will be substandard. Visibility sightlines of 2.4m x 43m would be required.

In view of the above the Highway Authority recommends refusal for the following reasons.

1. The proposed development, if permitted, involving the creation of a new vehicular access to road Over Lane, would introduce traffic movements to and from the public highway at a point where emerging visibility is severely restricted due to third party land, thereby leading to danger and inconvenience to other highway users.
2. No adequate provision is included in the application proposals for the parking of vehicles clear of the public highway, which would be likely to result in vehicles being parked overhanging the footway to the detriment of highway and pedestrian safety.
3. Parking parallel to the footway is likely to result in onerous manoeuvres over the footway to the detriment of driver and pedestrian safety this will be exacerbated by the substandard visibility available.

If the applicant considers the above issues can be overcome, I will be happy to reconsider my comments.

Yours sincerely

[redacted]

Highway Development Control