CONTROLLED

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Our ref 82004734/53552
Your ref AVA/2020/0843
Date 06 October 2020

Dear Mrs Brooks

Proposed Vehicular Access at 19 Pentrich Road, Swanwick

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

The proposal is to construct a vehicle access to provide parking on the frontage of 19 Pentrich Road. I have concerns that the frontage of 19 Pentrich Road is not of sufficient depth for a vehicle to park at 90^0 to the footway, a minimum of 5.5m would be required for a vehicle to park clear of the highway.

Visibility sightline of 2.4m x 43m will also be required and given the width of the footway it is unlikely these can be achieved within controlled land.

It is not clear from the plans submitted whether this depth is achievable without overhanging the footway, if this measurement cannot be achieved along with the required visibility sightlines the Highway Authority recommend refusal for the following reason.

1. The proposed development, if permitted, involving the creation of a new vehicular access to road Pentrich Road B6016, 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 to the detriment of highway safety.
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 overhanging the public highway, which is against the best interests of highway safety, particularly those with visual impairments.

I will be happy to reconsider the proposal if the above issues can be overcome.

Yours sincerely

[redacted]

Highway Development Control