CONTROLLED

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Our ref 82004744/HDC/AN/37122
Your ref AVA/2020/0880
Date 15 October 2020

Dear Mrs Brooks,

Outline application for new dwelling (bungalow) in the garden ground of 176 Ashbourne Road, Two Levels 176 Ashbourne Road Turnditch Belper Derbyshire DE56 2LH

As a consequence of 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 outline application AVA/2020/0880 with all matters reserved for the erection of a new dwelling at 176 Ashbourne Road, Turnditch.

Site Access

Whilst all matters are reserved the LHA has reviewed the proposals in order to determine if a safe and suitable access can be provided in order to serve the proposed dwelling.

The applicant is proposing to utilise the existing access to the West of the site to create an access track to the rear of the site. The access track will also continue to serve the existing access drive, therefore creating a shared access.

The LHA is satisfied vehicular visibility splays of 2.4m x 43m are achievable behind the edge of the carriageway in both directions, considering the footway has an approximate width of 5.5m.

The current width of the existing access is 3.65m and not in accordance with the Delivering Streets and Places Design Guide (DSPDG), which requires a shared access width of 4.25 metres for a minimum distance of 5 metres behind the highway boundary with an addition of 0.5 metres if bounded by a wall, fence hedge, line of trees or other similar construction on one side, 1m if bounded on both sides.

Therefore, at the relevant reserved matter stage the LHA request the applicant to submit drawings in accordance with the above details. Furthermore, sufficient parking provision should be provided and clearly detailed on plan.

Parking provision standards require the dwellings with 4 or more bedrooms must have a minimum of 3 spaces and dwellings with 3 or less bedrooms must have a minimum of 2 space.

Advice to Local Planning Authority

The Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 109 of the National Planning Policy Framework (2019).

Yours sincerely

[redacted]

Highway Development Control