CONTROLLED

Tim Gregory
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Derbyshire DE4 3AG

Sarah Brooks
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Telephone 01629 538519
Ask for Gemma Statham
Email Gemma.Statham@derbyshire.gov.uk
Our ref 82006375/57806
Your ref AVA/2020/0960
Date 18 November 2020

Dear Mrs Brooks

Proposed Dwelling in Land at 13 Ridgeway, Marlpool, Heanor

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

The proposal is to construct a one bedroom bungalow in the garden of 13 Ridgeway, Ridgeway is a non-classified cul-de-sac.

The principle of a dwelling in this location is acceptable, however, I have concerns with regards to parking and the access width. The access width needs to be a minimum of 3.25m to serve both dwellings and parking should be provided on a basis of 2 spaces for the existing dwelling and one space for the proposed one bedroom bungalow. The spaces need to measure a minimum of 5.5m x 2.5m.

Please hold the application in abeyance until the above details are demonstrated on the application drawings at which point I will be in a position to comment further on the proposal.

Yours sincerely

[redacted]

Highway Development Control