CONTROLLED

Tim Gregory
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Our ref 82008452/49440
Your ref AVA/2020/0708
Date 25 January 2021

Dear Mrs Brooks

Two Proposed Dwellings on Land to the Rear of 29 Derby Road, Heanor

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

The proposal is an outline application with all matters reserved for the construction of two dwellings on the land at the rear of 29 Derby Road, Heanor. The parcel of land does not directly link to the public highway, therefore no vehicular access can be provided. It is not ideal from a highway viewpoint to have two dwellings without any off street parking although the site is within the town centre of Heanor.

As stated in the Design and Access Statement construction of the proposal may cause an issue with site access, however, if the proposal cannot be constructed due to the lack of access this is not a concern of the Highway Authority.

In view that parking is restricted on Derby Road with either double yellow lines prohibiting parking or limited waiting I do not consider that a highway refusal could be sustained to the proposal.

If you require any additional information please contact me.

Yours sincerely

[redacted]

Highway Development Control