AMBER VALLEY BOROUGH COUNCIL
RECEIVED
18 MAY 2021
2

Dear Claire,

I am replying to your e-mail of 10th May 2021 relating to an application for a dropped kerb at 79 – 81 Pentrich Road.

You asked me to provide the following;

The Highway Authority area requesting a plan demonstrating 5.5m from the principal elevation of the dwellings and the edge of the pavement, where your land joins the pavement and also a plan showing visibility sightlines of 2.4m x 43m in both directions.

I have drawn up a plan, which is to a scale of 1:50 and it shows the dimensions of the land to the front of No's 79 and 81 Pentrich Road in between the principal elevation of the dwellings and the edge of the pavement. This is the ***Existing Site Plan – Drawing no. 1.*** I have also drawn up a plan which shows the extent of dropped kerb that I would like planning permission for and this extends across both properties and is shown in ***Proposed Site Plan – Drawing no. 2.*** Please note that I will hand deliver all of the plans referenced in this e-mail, directly to your offices.

I have also plotted the 2.4m x 43m visibility splays for both properties and these are shown on the plan titled ***Visibility Splays – Drawing no. 3.*** You will note that the visibility splays extend into only a small area of neighbouring frontages, some of which are already used for off street parking. Boundary walls and fences are low level and could not be increased without planning permission anyway. As you will appreciate, I am mindful that many of my neighbours already have dropped kerbs in situ and already park on their frontages and some have less land available than I have on the front of my two properties. The need to provide such visibility splays seems excessive given that many of the existing off road parking spaces in the street do not have this level of visibility. It is hoped that by allowing me to drop the kerb at the front of my properties, I can help to reduce the amount of cars parked on the road and thereby improve visibility for all those existing accesses that are already in place.

If there are any problems with my proposal I would appreciate it if you would e-mail me again and explain how I could resolve this.

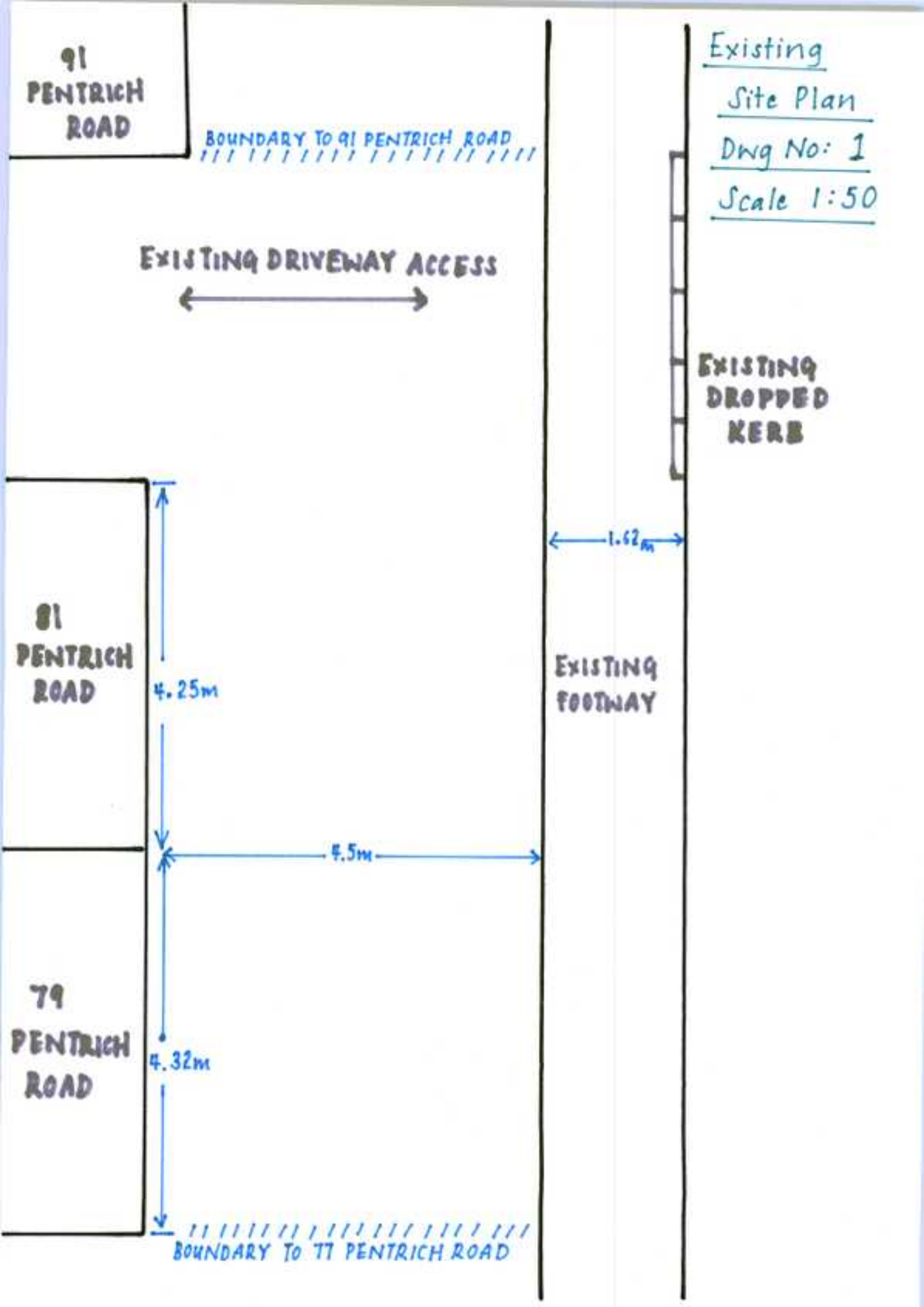
Only if there are problems with my proposal, I have drawn up an alternative, which is a reduced extent of dropped kerb and this is shown in the plan titled ***Proposed Site Plan – Drawing no. 2A.*** It shows the dropped kerb extending only across the frontage of 79 Pentrich Road and it shows a 2.4m x 4.8m parking space on the front. A car parked in this position (or an angled position) would easily be able to park safely on the land at the front of the two houses which is all within my ownership. I would only want this reduced section of dropped kerb to be considered if that shown in drawing no. 2 is not considered to be acceptable. I would appreciate it if you could advise me on this before issuing a decision on the application.

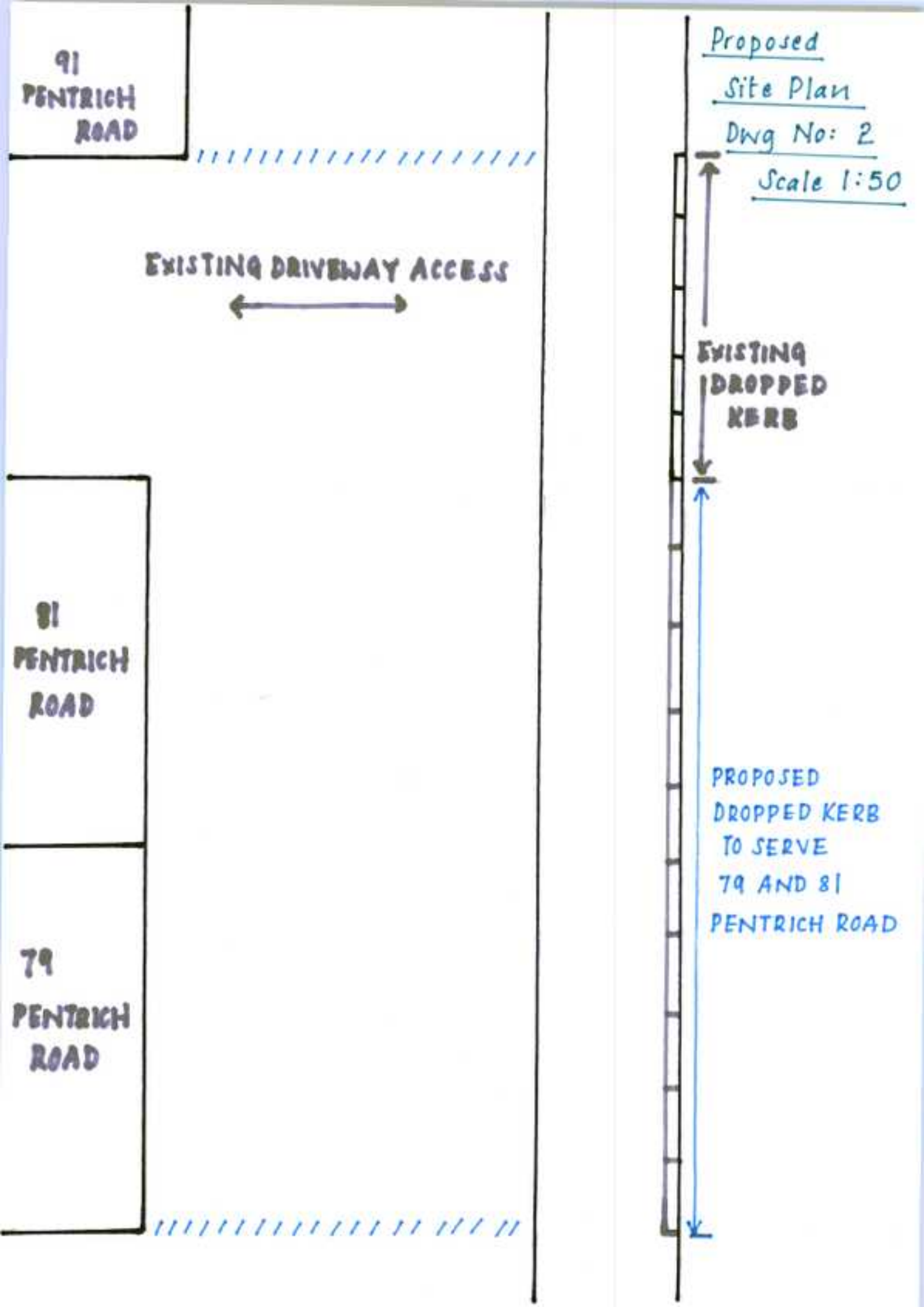
I would like to work with you to achieve a workable solution to this and would welcome an Officer visiting Pentrich Road to see how successfully existing off street parking works at present. My proposal is not unusual or out of character with what has become established in our street.

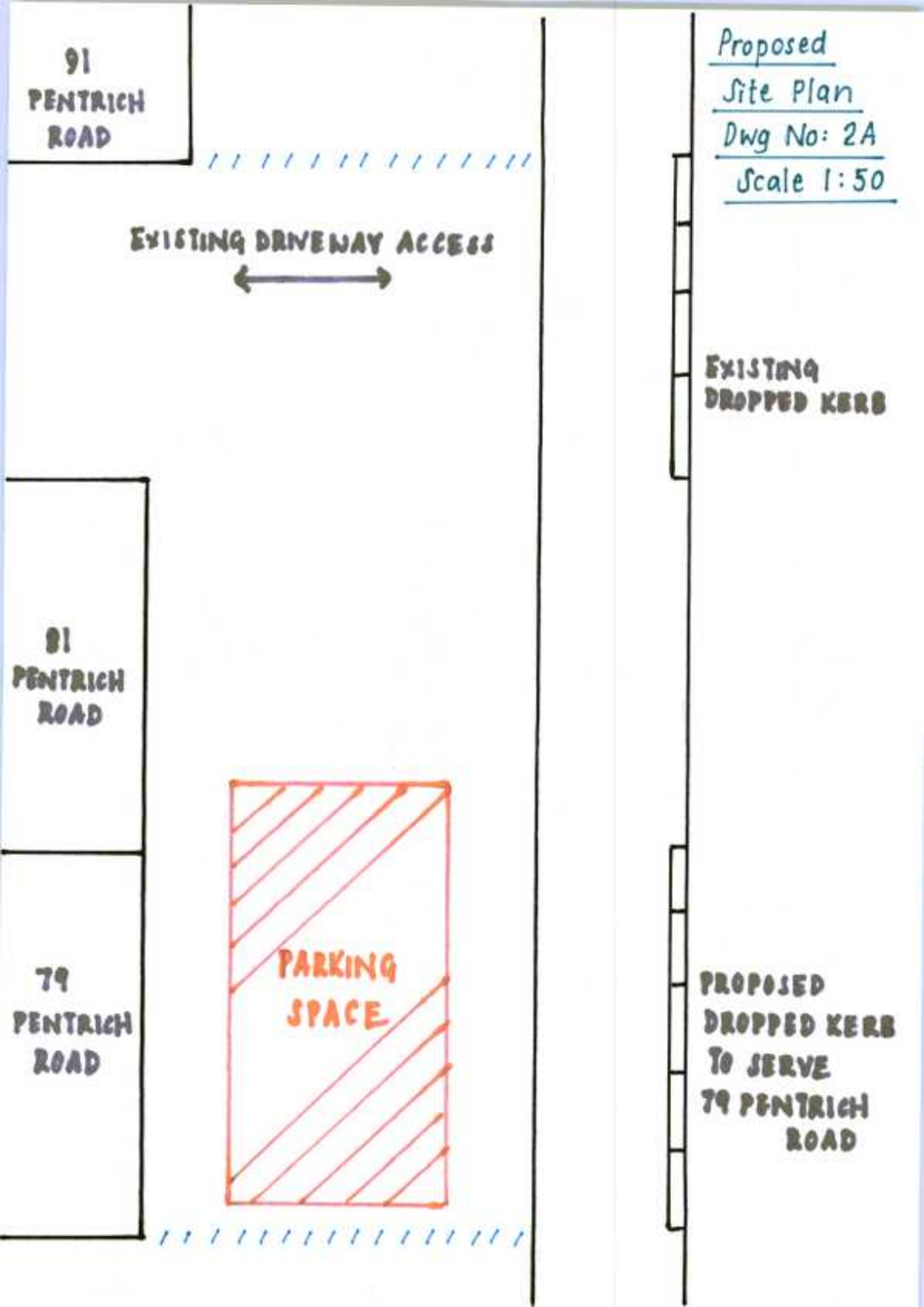
I look forward to hearing from you. Please contact me if you require any further information. I will be delivering to your offices, the following plans;

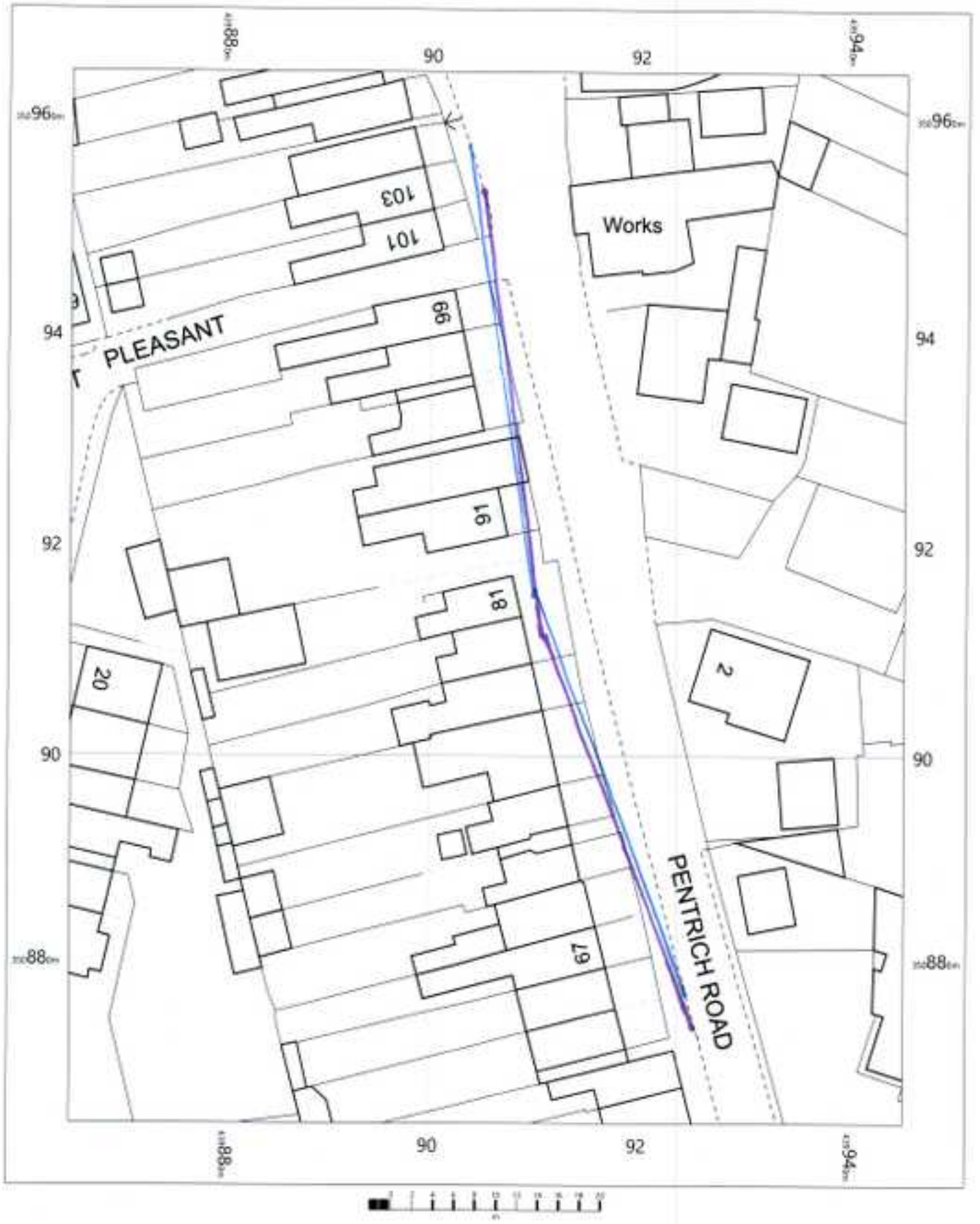
- Existing Site Plan – Drawing no. 1
- Proposed Site Plan – Drawing no. 2
- Proposed Site Plan – Drawing no. 2A
- Visibility Splays – Drawing no. 3

Many thanks


91 PENTRICH ROAD
BOUNDARY TO 91 PENTRICH ROAD
Existing
Site Plan
Dwg No: 1
Scale 1:50
EXISTING DRIVEWAY ACCESS
EXISTING DROPPED KERB
1.62m
81 PENTRICH ROAD
4.25m
EXISTING FOOTWAY
4.5m
79 PENTRICH ROAD
4.32m
BOUNDARY TO 77 PENTRICH ROAD


91 PENTRICH ROAD
EXISTING DRIVEWAY ACCESS
81 PENTRICH ROAD
79 PENTRICH ROAD
Proposed
Site Plan
Dwg No: 2
Scale 1:50
EXISTING DROPPED KERB
PROPOSED DROPPED KERB TO SERVE 79 AND 81 PENTRICH ROAD


91
PENTRICH
ROAD
Proposed
Site Plan
Dwg No: 2A
Scale 1:50
EXISTING DRIVEWAY ACCESS
EXISTING
DROPPED KERB
81
PENTRICH
ROAD
PARKING
SPACE
79
PENTRICH
ROAD
PROPOSED
DROPPED KERB
TO SERVE
79 PENTRICH
ROAD



Visibility Splays
Dwg No: 3

OS MasterMap 1250/2500/10000 scale
Tuesday, April 13, 2021, ID: JEW-00953742
maps.johnewright.com

1:500 scale print at A4, Centre: 439906 E, 350915 N

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