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Our ref 82013694/HDC/AM/TP51090
Your ref AVA/2021/0672
Date 30 June 2021

Dear Ms Brooks

Application for the erection of two dwellings – 2 Byron Court, Wright Street, Codnor.

I refer to the above application recently received by this authority for highway comments.

The proposed dwellings are to be located on an existing parking area associated with the bedsits/flats known as Byron Court. It is understood that there are currently 7 bedsits/flats at Byron Court which have the sole use of the parking facility. This area also appears to be used for the storage of refuse bins which are assumed to be associated with Byron Court. It is noted that the planning consent for the conversion of the former PH to bedsits/flats includes a condition requiring one parking space per bedsit/flat to be provided and maintained in perpetuity.

The application proposes two number three bedroom dwellings with two parking spaces each, two of which are tandem spaces located to the side of one of the dwellings. Clearly the number of dwellings and the site layout would completely remove the parking and bin storage facilities for Byron Court. As the parking facilities have always been available to residents of Byron Court, and indeed required in the planning consent, there is an expectation for those residents that they will continue to have the use of at least one off street parking space as well as an area to store bins away from the public highway. This facility will be removed by the proposed development with a strong likelihood that residents will park on Wright Street and Mill Lane where these is already a high demand for on street parking due to the number of properties in the area having no off street parking provision. The removal of the bin storage area will undoubtedly require a large number of bins to be stored on the adjacent footway; this would not be acceptable to the Highway Authority.

The applicant would also need to apply to vary or remove the relevant condition for the provision and maintenance of the parking facilities for the residents of Byron Court in the original consent for the conversion of the PH to bedsits/flats as the construction of the proposed dwellings would contravene that condition with no means of relocating the

parking provision elsewhere. Such an application to vary the condition is likely to receive a Highway Authority objection.

Based on the above comments, it is recommended that the application as submitted is refused on the following grounds:

1. No adequate provision is included in the application proposals for the relocation of the existing parking, loading, unloading and manoeuvring of existing residents' vehicles clear of the public highway, which would be likely to result in additional parking, loading and unloading on the adjacent public highway, exacerbating an existing high demand for on street parking all to the potential detriment of highway safety and the likely interference with the safe and efficient movement of traffic on Wright Street, Mill Lane and adjoining streets.

If the applicant is willing and/or able to make alterations to the application to provide and maintain the existing facilities afforded to the residents of Byron Court, the Highway Authority will reassess the proposed development.

Yours sincerely

[redacted]

Highways Development Control