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Our Ref: RBB/3048/2021-08-18

18th August 2021

Mr M. Penford
Amber Valley Borough Council
Town Hall
Ripley
Derbyshire
DE5 3BT

Dear Mark,

RE: Amended Proposals at 117 Old Road - AVA/2021/0791

The amended site plan and indicative elevations and floor plans submitted with this letter have been altered in line with the consultation response from the Highway Authority and your comments regarding the layout of the site. The modifications are:

- Amended access – The access onto Old Road will be widened to 5m which will extend back to a distance of 10m. The visibility splay to the north will be improved and by widening the access road, visibility to the south will also be improved. This will allow for 2 vehicles to safely use the junction at the same time making the junction of Old Road and the access road to School House Hill much safer. The proposed access for the existing house and the new bungalow off the lane has been re-configured creating an informal passing place along the lane to aid the free flow of traffic.

- The indicative design of the new dwelling and its position on the site has been changed to address the Council's concerns regarding the depth of the rear garden and overlooking.

The improvements to the access will allow vehicles to position themselves further north which will allow improved visibility splays to the south and will be a significant improvement to the existing conditions. Old Lane has a 30mph speed limit which requires a Stopping Sight Distance (SSD) of 43m (Table 7.1, Manual for the Streets). The current access junction has very poor visibility in both directions, and a limited intervisibility splay for pedestrians to the north. Currently the visibility for vehicles exiting the private road onto Old Road is less than 12m in both directions at 2.4m back from the carriageway edge. The proposed alterations to the junction will achieve 43m to the north and to the south visibility will be improved from less than 12m to 21m at 2.4m and 24m at 2m back from the highway edge.

The private drive connects to Old School Hill and the route can be used to access 12 dwellings. The highway improvement is substantial and more than outweighs the small increase in traffic generated by the new property. The proposals will benefit highway safety and will not detract from it and as such should be supported.

The primary elevation for the bungalow will be to the south. The extent of useable front garden has been increased by limiting parking to the side of the property. The house looks across a field and the access lane and is not a busy road. The hedgerow boundary will ensure privacy and will provide a high-quality amenity space. The rear faces north and the land falls away. The rear garden depth has been increased to 5.5m to reduce any sense of overlooking to 119 Old Road.

The indicative layout of the property has been altered to move any principal windows from the north elevation to show that this can easily be achieved. The ground floor bedroom window has been moved to the side of the property, but it remains over 12.5m away from the secondary first floor window on the applicant's house (paragraph 12.1). Paragraph 12.2 states that rear garden depths can be reduced for single storey development. On this basis the proposals comply with the Council's design guidance. The 45-degree line to 115(b) is maintained.

These amendments should meet the concerns expressed. I would welcome your views on these proposed changes before a final decision has been made. Please contact me or Rory Bradford in due course.

Yours Sincerely,



Jonathan Jenkin BA (Hons) BTP MRTPI

Consultant

For and on Behalf of Planning and Design Practice Ltd.

CC Mr R Bradford.

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