

Mr B Haywood
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Ask for: Jamie Bradbury
Our ref: 82010698/HDC/JEBY/27251
Your ref: HPK/2021/0019
Date: 31st March 2021

Dear Mr Haywood

Application Ref: HPK/2021/0019
Proposal: 2 New detached dwellings
Site: 1A, Turnlee Road, Simmondley, Glossop, Derbyshire, SK13 6JS

I refer to the above application, details of which were referred to this Authority on the 9th March 2021, for further consideration.

The proposal seeks the erection of 2no detached dwellings with associated off-street parking including single vehicular garages to serve each dwelling.

The application site was granted outline planning permission for 2no dwellings in 2017 under App Ref: HPK/2016/0675, to which the highway Authority raised no objections to in principle, subject to conditions.

Whilst its appreciated emerging visibility sightlines of 2.4m x 67m have been demonstrated in both directions from the modified vehicular access on the block plan (DC/01/2020), the visibility splay in the Eastern direction of Turnlee Road appears to cross land outside of the applicant's control. However, in view of Turnlee Road (A6016) being subject to a 30mph speed limit, it is considered subject to maximized visibility being provided achievable sightlines would be acceptable.

The Block Plan demonstrates a modified width of 5m for the existing vehicular access which is acceptable to serve the level of proposed development. The modification of the existing vehicular access will require the existing dropped kerb crossing to be extended accordingly.

There appears to be appropriate levels of off-street parking to serve each proposed dwelling, along with sufficient space for the manoeuvring of resident's vehicles so that they can both enter and emerge from the site in a forward gear.

The dimensions of the proposed off-street parking bays are below what is currently recommended i.e. each parking bay should measure a minimum of 2.4m x 5.5m with an additional 0.5m of width to any side adjacent to a physical barrier e.g. wall, hedge, fence, etc.

The Highway Authority has no objections to the proposal, and it is recommended that the following conditions are included in any consent:

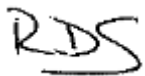
1. At the commencement of operations on site (excluding demolition/ site clearance), space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.
2. Before any other operations are commenced, (excluding Condition 1 above), the existing vehicular access to Turnlee Road shall be modified, laid out, constructed and provided with visibility sightlines extending from a point 2.4m from the carriageway edge, measured along the centre line of the access, to the extremities of the site frontage abutting the highway in each direction. The land in advance of the sightlines shall be maintained in perpetuity clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.
3. Prior to the first occupation of each dwelling, space shall be provided for the parking of residents vehicles associated with that dwelling (each space measuring 2.4m x 5.5m) in accordance with the approved plans and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, such space shall be maintained throughout the life of the development free of any impediment to its designated use.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) the garage/car parking spaces hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with the residential occupation of the property without the grant of further specific planning permission from the Local Planning Authority.
5. There shall be no gates or barriers within 6.0m of the nearside highway boundary and any gates shall open inwards only.
6. No part of the development shall be occupied until details of arrangements for the storage of bins and collection of waste have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and the facilities retained for the designated purposes at all times thereafter.
7. Prior to the construction of any driveways or parking areas, details of surface water drainage provision to those areas (so as to adequately mitigate runoff of surface water on to the highway) shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage details shall be fully

implemented prior to first occupation and thereafter maintained in a fully functional state.

In addition to the above conditions, the following notes should be appended to any consent for the applicant's information:

- a. Planning permission does not give you approval to work on the public highway. To carry works associated with this planning permission, separate approval must first be obtained from Derbyshire County Council as Highway Authority - this will take the form of a section 184 licence (Highways Act 1980). It is strongly recommended that you make contact with the County Council at the earliest opportunity to allow time for the process to be completed. Information and relevant application forms, regarding the undertaking of access works within highway limits, are available via the County Council's website www.derbyshire.gov.uk, email highways.hub@derbyshire.gov.uk or telephone 01629 533190.
- b. The Highway Authority recommends that the first 6.0m of the modified access / driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel, etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users, the Authority reserves the right to take any necessary action against the landowner.
- c. Under provisions within Sections 149 and 151 of the Highways Act 1980, the developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

Yours sincerely



Highways Development Control