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Telephone
Ask for Glen Donaldson
Email
Our ref HPBC/2023/003400
Your ref HPK/2023/0115
Date 3 May 2023

Dear Pet Twigg

Application Ref: HPK/2023/0115
Proposal: Two storey side extension
Site: 37
Belgrade Avenue
Chinley
SK23 6BG

I refer to the above-mentioned enquiry, details of which were registered at this Authority on 29 March 2023 for further consideration and I have the following comments to make.

It is recommended that the following Conditions/Notes are included in any consent.

1. Before any other operations are commenced a new vehicular access shall be created to Belgrade Avenue in accordance with the application drawings, 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 both directions. The land in advance of the sightlines shall be maintained for the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.
2. Before any part of the development is first brought into use, the existing access shall be permanently closed-off and the highway made good (full height kerb) in accordance with details that shall first have been approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. After such closure, no new access shall be created without the prior approval of the Local Planning Authority.
3. The proposed parking shall be provided in accordance with the application drawing for a vehicle to be parked. Once provided, the space shall be retained free from any impediment to its designated use for the life of the development.
4. There shall be no gates or other barriers on the access/driveway.

5. The proposed access/driveway shall be no steeper than 1:14.

In addition, the following notes shall be included for the benefit of the applicant.

- Section 184 Licence. 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.
- The Highway Authority recommends that the first 5m of the proposed 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 householder.
- Where the site curtilage slopes down towards the public highway provisions within Section 163 of the Highways Act 1980 requires measures to be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the form of a dished channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.

Yours sincerely

Glen Donaldson
Highways Development Control