

From: [Adrian Martin \(Place\)](#)
To: [Planning \(HPBC\)](#)
Subject: HPK/2023/0343 - 40 Glossop Road, Charlesworth.
Date: 19 September 2023 14:32:30

FAO Pet Twigg,

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

The application proposes a replacement dwelling, albeit the proposed dwelling has additional bedrooms and, according to the application, one additional on site parking space over those available for the existing dwelling. The application also indicates that the existing access is to remain unaltered.

The existing access has severely restricted exit visibility on to Glossop Road due to the narrow fronting verge and the height of the boundary hedge; the angle of the access also restricts the ability of drivers to see vehicles approaching from the north easterly direction. It would be of benefit and welcomed if the access was improved, if only to the exit visibility and for on site turning space to be provided; however, considering that the proposal is for a replacement dwelling both of these issues are not considered to be something which the highway authority could insist on or, if not undertaken, could raise an objection to which could be sustained.

Should the applicant intend to improve the access and the internal turning space, the highway authority would welcome the opportunity to comment.

The application also includes a separate building to the rear of the site which is stated as being used for home working. It is recommended that this building remains ancillary to the main dwelling and is for personal use only; this should be conditioned accordingly.

Based on the above comments, there are no objections to the application subject to the following conditions being included in any consent granted:

1. The development hereby approved shall not be occupied until the parking facilities have been provided as shown on the submitted drawings.
Reason: To ensure conformity with submitted details.
2. The proposed outbuilding shall remain ancillary to the main dwelling and shall be used for personal use only.

Yours sincerely,

Adrian Martin MCIHT | Project Engineer | Highways Development Control | Place
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