
From: Adrian Martin (Place)
Sent: 21 November 2023 15:09
To: Robinson, Rachel
Cc: Planning (HPBC)
Subject: HPK/2023/0287 - 2 Marsh Lane, New Mills.

Categories:

Dear Rachel,

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

The emerging visibility achievable on to Marsh Lane at the location of the proposed access is below that recommended; however, there are similar accesses in the vicinity of the application with similar emerging visibility which do not appear to operate without being detrimental to other highway users. It is considered that the creation of the access would not be contrary to paragraph 110 of the NPPF.

However, it is not clear if there is sufficient space within the site to accommodate a vehicle wholly within the site without a parked vehicle encroaching on to the public highway i.e. overhanging the footway in front the dwelling. Measurements taken from the proposed site plan indicate that the parking area is some 5m in length but images of the site show that the already constructed parking space is set forward approximately 1m from the front of the property. The recommended minimum parking space size is 4.8m x 2.4m; if this cannot be achieved it is likely that a parked vehicle will encroach on to the public highway and obstruct the passage of footway users. This action is an offence which the police have sole powers to take action against. The applicant is requested to submit a plan clearly indicating that the size of the parking space to the front of the dwelling meets the minimum parking space requirements.

On receipt of the requested plan further comments will be provided.

Yours sincerely,

Adrian Martin

Adrian Martin MCIHT | Project Engineer | Highways Development Control | Place | Derbyshire County Council | direct dial: |
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