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Telephone
Ask for Stephen Hawley
Email
Our ref HPBC/2023/006461
Your ref HPK/2023/0493
Date 14 December 2023

Dear Rachel Robinson

Application Ref: HPK/2023/0493
Proposal: Creation of drop kerb at front of property and the removal of elevated front garden to create street level driveway
Site: 191 GREEN LANE
BUXTON
SK17 9DE

I refer to the above-mentioned enquiry, details of which were registered at this Authority on 14 December 2023 for further consideration and I have the following comments to make.

The proposed parking area would provide off road parking provision for 1 vehicle and would mirror the existing parking arrangements of the adjoining property (191).

A new retaining wall will be needed to ensure access to the front door is maintained, this would appear to be sufficient far away from the Highway to not have any adverse impact.

It is unclear what boundary treatment would be provided at the boundary of property 191 and it is important to ensure that pedestrian visibility of an emerging vehicle is maintained, as such a condition is proposed to seek details of the boundary treatments to ensure that any walls are set back from the back of the footway to ensure that a driver has sufficient visibility of a passing pedestrian and vice versa.

Subject to conditions, there is no objection to this proposal.

Conditions

Provision of Pedestrian Visibility Splays

The Development hereby approved shall not be brought into use until pedestrian visibility splays measured 2m perpendicularly back from the back of footway shall be provided on both

sides of the access. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above the adjoining ground level.

Reason: To ensure motorists have clear and unrestricted views of approaching pedestrians when pulling out onto the adopted highway, in the interest of highway safety.

Completion of Vehicular Access

The parking area hereby approved shall not be brought into use until the means of access for vehicles has been constructed and completed.

Reason: In the interest of highway safety.

Informatives

Alterations to Vehicular Access

The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 license. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Derbyshire Highways details can be found at

www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk before commencing any works on the highway.

No Drainage to Discharge to Highway

Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

Yours sincerely

Stephen Hawley
Highways Development Control