

Jessica Cheadle

From: Paul Bigg (Place) <Paul.Bigg@derbyshire.gov.uk>
Sent: 02 December 2021 12:35
To: Thomas Beardsmore
Cc: SDDC Planning Applications
Subject: DMPA/2021/1359 - Southview Cottage, Stenson Road, Stenson, Derby, DE73 7HL

Hi Tom,

I refer to the above application received by this authority for highway comments, which are as detailed below.

Application Ref: DMPA/2021/1359

Address: Southview Cottage, Stenson Road, Stenson, Derby, DE73 7HL

Proposal: Conversion of existing dwelling into 2no. dwellings with the erection of a two-storey side extension and detached double garage

Comments:

Access – It is considered that the proposed access arrangements for the 2 dwellings are acceptable as they utilise existing access locations from the local road network.

Parking – Two parking spaces are required for 1, 2 or 3 bedroom dwellings and three parking spaces required for 4 bedrooms or more. These spaces must be workable parking spaces with sufficient turning space within the site. It should also be noted that for garages to count as a parking space they must be a minimum size of 6.5 x 7.2m for a double garage.

Whilst the parking and turning arrangements for dwelling 2 are considered satisfactory the applicant is requested to confirm that the size of the proposed garage for dwelling 1 meets the required minimum dimensions to ensure that satisfactory parking and turning facilities are provided within the site for this dwelling.

Upon receipt of the requested information the Highway Authority will issue a further response.

Should you have any queries please do not hesitate to let me know.

Best Regards

Paul

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