

Hayley Holden

From: Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>
Sent: 26 April 2022 17:46
To: Kate Whitfield
Cc: SDDC Planning Applications
Subject: DMPA/2022/0204 Proposed New Dwelling on land at 29 Burton Road, Overseal,

Hi Kate

I refer to the above application which has been referred for highway comments.

I note that the location plan in the Planning Statement indicates a site in Woodville which is the subject of another planning application and was obviously included in error.

The application site takes access from Burton Road (A444), Overseal. Burton Road fronting the site is a busy classified road which carries a high number of HGV traffic and is subject to a 30mph speed limit.

At an access onto a section of highway, such as Burton Road, which is subject to a 30mph speed limit, visibility sightlines of 2.4m x 47m are required in both directions measured to a distance of no more than 1m into the carriageway from the nearside carriageway edge. Notwithstanding the application drawing (JJM.2022.108-001), where the sightline is shown extending into the centre of the road in the northerly direction, the Highway Authority considers that adequate visibility is achievable in each direction. In addition, the Planning Statement refers to a reduction in the height of the boundary wall to maximise visibility.

However, in order to comply with current highway standards, an access which serves two dwellings needs to have a minimum width of 4.25m (preferably 5m) for at least the first 5m into the site from the highway boundary. This will allow two vehicles to enter and leave the site simultaneously thus avoiding the need for either a driver to waiting for longer than normal to turn into the site whilst another vehicles leaves or to avoid the need to reverse from the access onto the classified road whilst another vehicle exits the site.

It is considered that adequate parking and turning space is available within the site to accommodate vehicles associated with two dwellings.

Therefore, whilst there are no objections in principle to the proposal from the highway point of view, I would be obliged if you would ask the applicant to address the above comments and submit a revised drawing which I will be happy to comment upon in due course. Alternatively, the above requirements could be controlled by condition. Please advise me accordingly.

Kind regards

Sue Highley | Project Engineer - Development Control | 01629 538697 | 0791 773 9339

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