

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Amy Brittain
Our Ref:	ET/DC/PP/P/2023/0802	Your Ref:	P/2023/0802
Date:	12/12/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU ANNEDD / ERECTION OF DWELLING

CHURCH VIEW SCHOOL LANE BRONINGTON WHITCHURCH

Grid Ref: E 348807 N 339480

I refer to your consultation / email dated 24/11/2023 in respect of the above.

Access

The development site is located on School Lane which is a classified road subject to a 20mph speed limit..

Assuming speeds of 20mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing / proposed access is adequate providing splays in excess of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway.

The existing / proposed shared access is approximately 6m wide and is of insufficient width to accommodate the simultaneous passage of 2 no. vehicles. The access is surfaced with hard bound materials for a distance of 5m behind the adjoining carriageway. An Aco drain has previously been installed across the access to intercept any private surface water run-off. The access already utilizes an existing 7.2m wide dropped kerb fronting the site which is considered adequate.

Parking & Turning Provision

I understand the existing property is 2 bedroomed and the proposed property will be 3 bedroomed. The proposed parking and turning provision indicated on the submitted layout plan (Drg. No. 01B) is considered adequate.

I would therefore have no objections to the proposed development and recommend any permission includes the following conditions :-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical