

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0880 **Your Ref:** PF/P/2018/0880
Date: 5th November 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 455 397 Saddlers Cottage, Hanmer Village Road, Hanmer, Whitchurch.

Development: Proposed porch, boundary railings and glass balcony.

I refer to your consultation dated 22/10/2018 in respect of the above.

The proposed development site is located on Hanmer Village Road which is a residential, classified road subject to a 20mph speed limit.

In terms of the proposed porch and balcony, I have no recommendations on highway grounds.

In terms of the proposed railings along the site frontage, I comment as follows:-

This section of Hanmer Village Road has no footway provision. However, the extent of highway along the site frontage includes the strip of hard paving / cobbles where it is proposed to erect the railings. Given the lack of footway provision in this location, this strip of highway acts as a step-a-side for pedestrians when cars are approaching along the road

Although the proposed 700mm high railings would not impede visibility from the existing access, they would prevent this strip of highway being used as a pedestrian refuge. This section of highway may also accommodate services which require access.

I would therefore recommend that the application be **REFUSED** for the following reason:-

The proposed railings encroach on the existing adopted highway and would prevent pedestrians from utilizing this strip of land in the absence of any footways to avoid oncoming vehicles.

Supplementary Notes

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

Pete Douthett

HA Planning Control Manager