

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2009/0905

Your Ref: P/2009/0905

Date: 23 November 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3060 5150 14 Rhosrhedyn, Southsea Road, Southsea

Development: Erection of double garage and garden store and construction of new vehicular access

I refer to your consultation dated 12 November 2009 in respect of the above.

The development site is located on a classified highway within a 30 mph zone for which TAN 18 recommends visibility splays measuring 2.4 x 43m to the nearside kerb edge in both directions.

Although it is possible to establish a visibility splay concurrent with these recommendations in an easterly direction, to the west visibility is restricted to approximately 2.4 x 21m by the hedge of the neighbouring property.

It is current Council policy that any driveway with access on to a classified highway shall have an off road turning facility provided within the curtilage of the site.

The submitted plan does not demonstrate an adequate turning facility; although given the size of the front garden it is considered possible that a suitable facility could be provided.

The difference in ground levels between the highway and the garden of the development site will cause some problem with construction of a driveway but this can probably be overcome.

Given the shortfall in visibility to the west of the proposed access I would recommend the application be refused for the following reasons:

REASONS

It appears impracticable within the curtilage of the site to construct an access with Southsea Road which would provide sufficient visibility for vehicles emerging from the site.


For Operational Manager Traffic & Transportation