

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0906	Your Ref:	P/2017/0906
Date:	22 November 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3136 5390 Land to rear of 2 Ash Close, Summerhill

Development: Application for outline planning permission with all matters reserved for new dwelling with associated garage

I refer to your consultation dated 1 November 2017 in respect of the above.

The site is located on an unclassified highway within an existing housing estate. Adequate visibility is achievable from the proposed access.

The first 1.8m of the access from the back of the existing carriageway is adopted highway and any permission should therefore include a condition requiring a dropped kerb vehicular access which is of adequate width to link into the existing footway.

There is adequate space within the site to provide parking and turning in accordance with council guidelines. The addition of a single dwelling is not going to cause any detriment to the highway in the locality of the site.

I would recommend that any permission include the following conditions:

CONDITIONS

**ZJ07
043R ACCESS SURFACE (5 metres)**

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

**ZJ13
026R DROPPED KERB VEHICULAR ACCESS**

E05NA The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.

**ZJ017
038R**

VISIBILITY SPLAYS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 18 metres to the west and 2.4 metres x 10 metres to the south 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

**ZJ20
038R**

PEDESTRIAN VISIBILITY SPLAY

Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the edge of the footway to points 3.3 metres either side measured along the nearside edge of the carriageway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

**ZJ22
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

**ZJ37
026R
E06N
E07N**

SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Detailed layout, design, drainage and construction of the proposed new footway

The scheme as is approved shall be fully implemented prior to first use of the development.

**ZJ46
026R**

NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

peter doornwaik

HA Service Manager Environment