

AnnS Jones

From: Matthew Phillips
Sent: 05 July 2012 12:02
To: planning_admin
Subject: FW: Committee Site visit - P/2012/0239 - Millbrook

Highways comments to P/2012/0239

From: Phil Palmer
Sent: 05 July 2012 11:57
To: Matthew Phillips
Subject: RE: Committee Site visit - P/2012/0239 - Millbrook

Matthew

Visited site today.

Driveway is only approx. 2.2m wide at present due to overgrown hedge. We would normally expect a minimum driveway width alongside a property of 2.6m (preferably 3.0m). This could easily be achieved by trimming back the hedge.

Driveway (17.2m long) currently has space for 3 no. cars plus an extra space on the gravel fronting the property. These 4 spaces would still be available even with the proposed extension (based on the information you provided). This level of parking provision is considered adequate.

As the property fronts a classified road, turning provision would normally be required for the existing property. However, turning provision is not currently available now and could therefore not be insisted upon for the proposed development given that it is only an extension and is unlikely to generate any significant increase in vehicle movements.

I would therefore raise no objections on highway grounds to this application.

Regards, Phil

From: Matthew Phillips
Sent: 04 July 2012 13:55
To: Phil Palmer
Subject: Committee Site visit - P/2012/0239 - Millbrook

Phil,

Dave has asked me to email you about the above. You won't need to attend the site visit if you can confirm in writing beforehand that you are happy that there is adequate parking and therefore no Highway objections.

Please see attached two photographs of the property. The extension will be set back 1.2m from the front elevation of the property (the width of approx 5.5 bricks) and will extend up to the edge of the gravel area parallel to the drive. The drive is also 17m long so can easily accommodate 3 cars. There would also be sufficient space to park 1 car parallel to the drive in front of the extension.

The only minor issue is that the boundary hedge appears to be encroaching on the driveway a little bit, however this issue can be addressed by regular maintenance.

Regards

