

**TOWN AND COUNTRY PLANNING ACT**

**HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

<b>DISTRICT:</b>	Bassetlaw	Date received	16/01/2023
<b>OFFICER:</b>	David Askwith		
<b>PROPOSAL:</b>	Proposed Two Bedroom Detached Dwelling	D.C. No.	B/23/00012/FUL
<b>LOCATION:</b>	45 Blyth Road Oldcotes Worksop Nottinghamshire S81 8JA		
<b>APPLICANT:</b>	Mrs Debra Proctor		

This application seeks permission for a dwelling in the rear garden of an existing residential property.

Please note the following:

- The application site does not connect to the all-purpose public highway and no right of access to the site is shown. The all-purpose public highway finishes in the vicinity of the end of the existing footway at the rear of No. 41.
- The proposed block plan should include details of alternative off-street car parking provision to be used in association with the existing residential property.
- Adequate off-street car parking should be provided for use in association with the proposed dwelling, in accordance with the District Council's Supplementary Planning Document 'Residential Parking Standards'. The Highway Authority advises that a garage should only be counted as a parking space where it has minimum internal dimensions of 3m x 6m. Parking spaces should each be a minimum of 3m in width (3.3m where abutted by a wall, fence etc. on one side) and 6.1m in length when located in front of an 'up and over' style garage door. Generally, 6m of manoeuvring space is required behind a parking space.

At this time, the Highway Authority OBJECTS to the proposal as the application site does not connect to the all-purpose highway network, the proposal has inadequate off-street parking provision and the development would currently result in the loss of off-street car parking associated with the existing residential property.

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20/01/2023