

TOWN AND COUNTRY PLANNING ACT**HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

DISTRICT:	Bassetlaw	Date received	27/02/2023
OFFICER:	Ellie Grant		
PROPOSAL:	Demolition of an Existing Derelict Bungalow and Erection of a Detached House and Garages with New Vehicular Access	D.C. No.	B/23/00199/FUL
LOCATION:	Littlewood House Wheatley Road Sturton Le Steeple Retford Nottinghamshire DN22 9HU		
APPLICANT:	Mr Byron Foster		

The Highway Authority has no objection to a replacement dwelling and the creation of a new access that is currently shared with the adjacent dwelling. A condition is requested to secure satisfactory access arrangements.

- Prior to the dwelling being occupied the driveway shall be surfaced in a bound material (not loose gravel) for a minimum distance of 6.0m from the highway boundary, shall be drained to prevent the unregulated discharge of surface water onto the public highway, and a dropped vehicular footway/verge crossing shall be provided as detailed on Drawing Number 2301.28.03 Rev A.

Reason: To ensure appropriate access and parking arrangements are available, to reduce the possibility of deleterious material being deposited on the public highway (loose stones etc), to minimise the chance of highway flooding and severe icing, and in the interest of highway safety.

A licence will be required to be able to construct the vehicular crossing on Wheatley Road. Applications can be made here:

www.nottinghamshire.gov.uk/transport/roads/request-a-dropped-kerb

Martin Green
Principal Officer
01 March 2023

www.nottinghamshire.gov.uk/transport/roads/highway-design-guide