

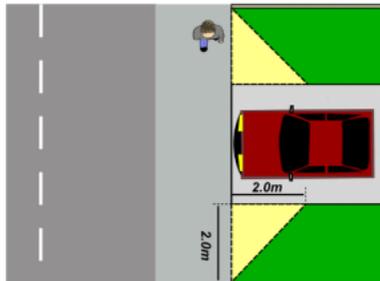
TOWN AND COUNTRY PLANNING ACT**HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

DISTRICT:	Ashfield	Date received	07/01/2025
OFFICER:	Darius Walker		
PROPOSAL:	Two storey side and single storey rear extension with associated alterations	D.C. No.	V/2025/0001
LOCATION:	38 Hayden Lane, Hucknall, Nottinghamshire, NG15 8BJ		
APPLICANT:	David Poxton		

The highway authority's initial observations on this planning application were issued on 8/1/25. The applicant has submitted amended details to include a site layout plan upon which the applicant has shown 3 no. car parking spaces on the site frontage.

The parking space widths do not comply with the requirements set out in Part 4.1 of the Nottinghamshire Highway Design Guide (HDG). End spaces should be 3m wide (if not physically bound) and intermediate spaces should have a width of 2.4m.

The pedestrian splays illustrated on the plan are incorrectly located. The detail should accord with that in Part 3.3 of the HDG, as shown below:



Provision of parking spaces with appropriate widths would mean that 2m x 2m pedestrian splays cannot be achieved within the available width of the site frontage. Whilst this is of concern in relation to pedestrian safety, the highway authority would consider a relaxation in the pedestrian splay dimensions.

The highway authority recommends that the site layout should be amended as follows:

1. Car parking spaces should be provided with appropriate widths.
2. The spaces should be centred within the site.
3. Pedestrian splays should be shown at each end of the site frontage. The splay depth, measured into the site from the back of the Hayden Lane footway, should be 2m. The width of the pedestrian splays, between the car parking spaces and

the site boundary, should be maximised within the space available clear of the parking spaces.

An amended site layout plan should be provided.

The highway authority recommends that this planning application should not be determined until the applicant has satisfactorily addressed the above issues. The highway authority will comment again following receipt of further details.

SD; NCC HDC; 4/2/25.