

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

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

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Highway authority's observations on this planning application were issued on 8/1/25 and 4/2/25. The applicant has submitted a revised site layout which now shows two car parking spaces on the site frontage and an integral garage.

As confirmed in the highway authority's 8/1/25 observations, the integral garage is too small and cannot be counted as a car parking space.

Provision of only 2 car parking spaces on the site frontage does not satisfy the minimum car parking requirement for the proposed development. 3 car parking spaces are required.

As confirmed in the highway authority's 4/2/25 observations, 3 car parking spaces should be provided on the site frontage, centred within the site, with pedestrian splays of the maximum size achievable on both sides of the rank of car parking spaces. This will mean that the normal 2m x 2m pedestrian splays cannot be achieved but the highway authority will accept a relaxation in their dimensions as described in the 4/2/25 observations.

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; 3/3/25.