

TOWN AND COUNTRY PLANNING ACT

HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT

DISTRICT: Ashfield
OFFICER: James Carr
PROPOSAL: Dwelling
LOCATION: 116 Station Road, Selston, Nottinghamshire
APPLICANT: Mr Mark Brierley

Date Received 25/09/2025

D.C. No. V/2025/0536

This Application is for construction of a single one bedroomed dwelling on land adjacent to 116 Station Road, Selston. The proposed site plan Drawing No.05 Rev A. includes the location of the proposed dwelling together with a vehicular access point, driveway and parking spaces.

The parking space appears to measure 2.4m x 4.8m on the plan however the Nottinghamshire Highways Design Guide recommends parking spaces should measure 3.0m x 5.5m¹ The plan also shows that there is very little room for vehicles to manoeuvre within the curtilage of the property. It is important to demonstrate that vehicles can enter and leave the site in a forward gear in order to show that the use of the access will not result in a risk to highway safety and also demonstrate how a driver will exit from the vehicle. The site plan does indicate an area for cars to turn but there are no swept path drawings which indicate that this manoeuvre is possible.

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

JA 03/10/2025

¹ [41-residential-parking-2.pdf](#)