

W Laws responses in red.

Highway Comments:

The holiday let was approved under reference 21/0865. It was conditional on access improvements that do not appear to have been provided. Condition 3 reads:

“Prior to the first occupation of the tourism unit hereby approved, the works to the access must be carried out in full and visibility splays must be maintained in accordance with the approved plans. All these areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres.

Reason: In the interests of road safety and traffic movement, in accordance with policy GP6.”

The plans referenced are quite vague, but the condition has not been discharged, and the property is apparently in use.

Notwithstanding the lack of detail, the works that would be required should include positioning of the gate 5m behind highway boundary. Removal of a section of wall adjacent to the garage and provision of porous bound surfacing for the full width of the drive and a depth of 5m minimum behind adopted highway boundary.

Access improvements approved under 21/0865 have been largely implemented but are not completed to date. Although currently unfinished, the intent has largely been achieved whilst maintaining a wider gateway. Full compliance with the approved plan would result in dismantling elements of the previously agreed scheme in order to facilitate suitable construction access for the proposals subject to this application. It is still the full intention of the applicant to fully comply with the original requirements, and it is considered this could be appropriately controlled via the proposed application.

Completion of works in accordance with the approved 21/0865 Access Plan, to generate the required visibility splays and clearance between highway and gate, will be finished as part of the development proposed under 26/0010. This already forms part of the proposed plans, however a suitable worded condition could also afford the suitable control should it be required.

Please find attached *Existing Access Plan* – showing the current arrangement, current visibility splays and the limited remaining works. Supporting images of the current gateway are also attached.

With those works in place, temporary use of the holiday let as a residence would be acceptable subject to a condition clearly defining the duration and linking it with completion of the new build.

The replacement dwelling would not raise any further issues in use but given the nature of the adjacent highways we would suggest that a construction management plan is conditioned.

Please find attached a construction management plan for the proposed works.

Electric vehicle charging is referenced but not detailed, so should be secured by way of condition.

A Tesla, Gen 3 Wall Connector, 7kW charging point will be installed in the garage. The proposed site plan will be updated to reflect this and will be provided in due course.

Cycle parking should be assumed to be available within the garage.

As stated in document NP263AA The Grove - Design Statement, Section 7: *An existing garage, also built under 21/0865, provides storage for bicycles and bins/recycling.* For clarity, the proposed site plan will be updated to reflect this and will be provided in due course.

In conclusion, the only issues arise from a breach of conditions. We would not however object to the development subject to these conditions being met. Given the poor definition of the condition, we would propose the following conditions to supersede them and provide greater clarity.

Improvements to access from Bowden's Lane approved under application **21/0865** have been largely implemented and will be completed as part of this development. They have not been completed in their entirety to maintain easy access for large vehicles and avoid any dismantling as part of the current application.







