

Good afternoon Denise

I recently sent over a revised plan to Holly at Highways

Holly has now said that is my revised plan and the wording was sent over to planning she would give consent from the highways perspective

So please see below what I recently sent over to Holly and also the revised plan drawing that I sent her

I have attached a sketch of the revised planning, I have moved the garage back onto the concrete slab to achieve the 2 m from the garage door to footpath.

*•Provision of a planning statement setting out how the access is will operate and that it would be subservient to the use of the layby for the Co-op permission or any future users of that permission. This could be conditioned as part of the planning.*

Any time entering or exiting the garage over the drop curb from the loading bay the co-op will have the right of way, I/we and any future users will be compliant with the co-op permanently.

I/we will not hinder the loading or unloading of any co-op vehicle or goods vehicle in the loading bay at any time. I/we will not park or stop in the loading bay at any time.

When trying to enter the garage I/we will not stop in Selsmore Road causing a backup of traffic at any time.

1) Access to the proposed garage would be from Selsmore Road, The proposed garage would have a remote control door opening which will be operated just before I arrive, if the loading bay is free of vehicles we would drive into the loading bay over the drop curb and into the garage in a matter of 4/5 seconds.

2) if when approaching there is a vehicle in the loading bay we would simply drive round to the front of 1 Rose in June Place and park there until the vehicle in the loading bay has gone.

*•Revisions to the design to ensure that the 2x2m pedestrian visibility can be achieved.*

(Answer) My revised sketch shows that pedestrian visibility can be clearly visible.

I'm hoping I have answered all the relevant questions For safety and use of my proposed garage and we can now go forward

With the new revised plan and dropping it back 2 metres from the footpath to the start of the garage door this will now take me under the side elevation of the house.

The size of the garage would be 4.2 x 6.2 (under the permitted development size of 30sq metres).

Because of under permitted development, I will no longer require building regs etc.

The garage will be built by professional tradesmen.

The total height of the garage would be 2.5 metres and it will be made up of non-combustible material eg. concrete blocks/brick. The garage aesthetics will blend in with the surrounding area.

I will be installing a fence, either a sliding fence or 2 fences on hinges which will open inwards towards the garage door and if a sliding fence is installed it will be on the inside of the property.

I'm sorry this has taken some time but hoping now we can move forward.

Hope to hear from you soon

All the best from

Ritchie

