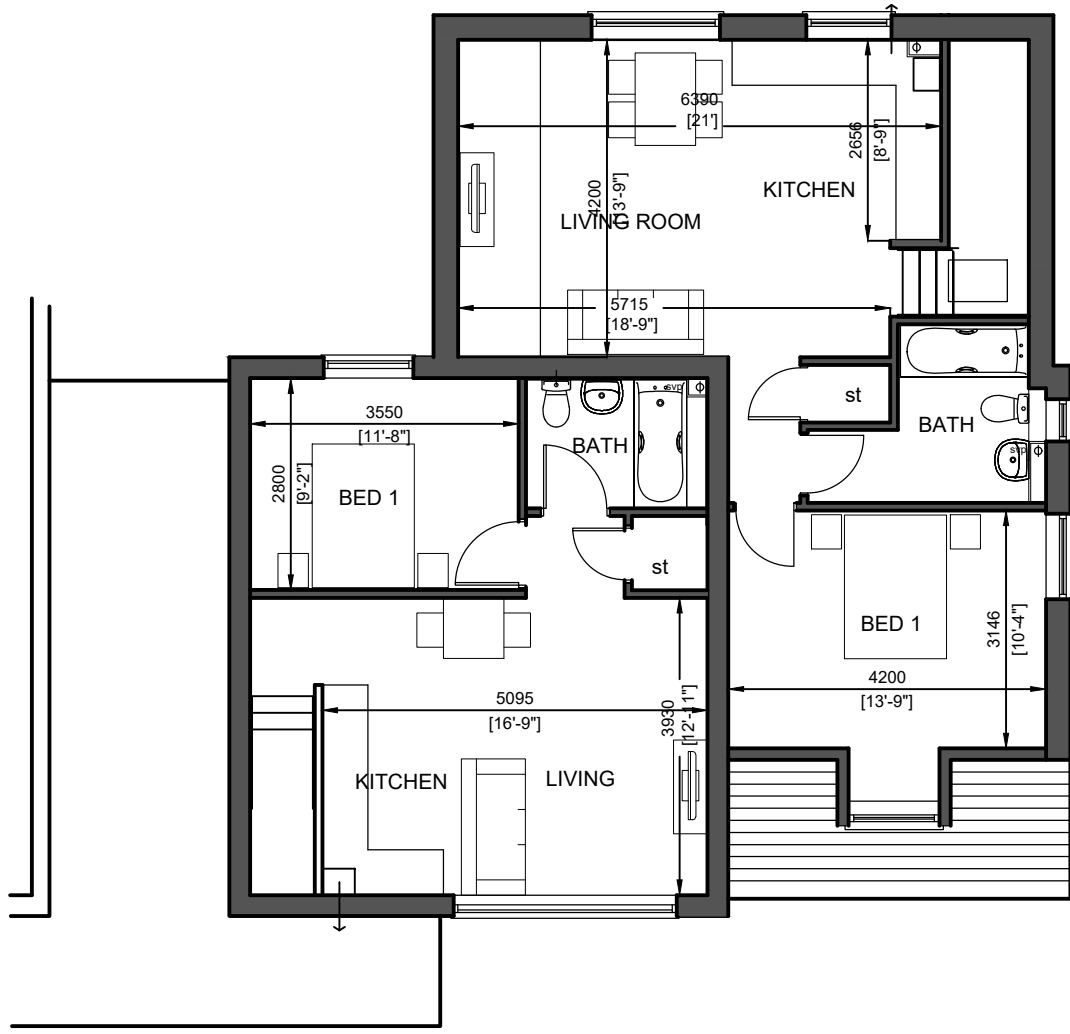
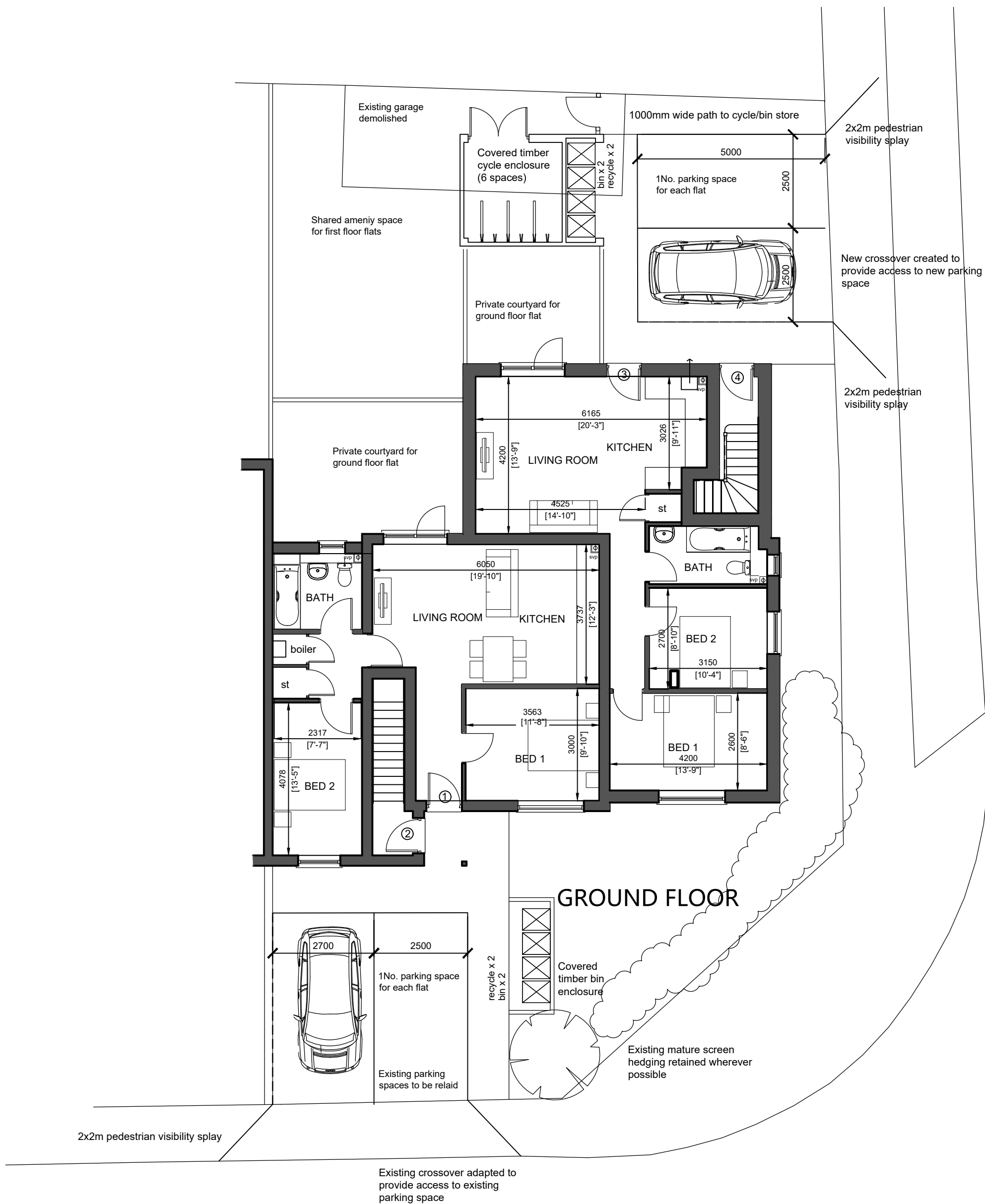
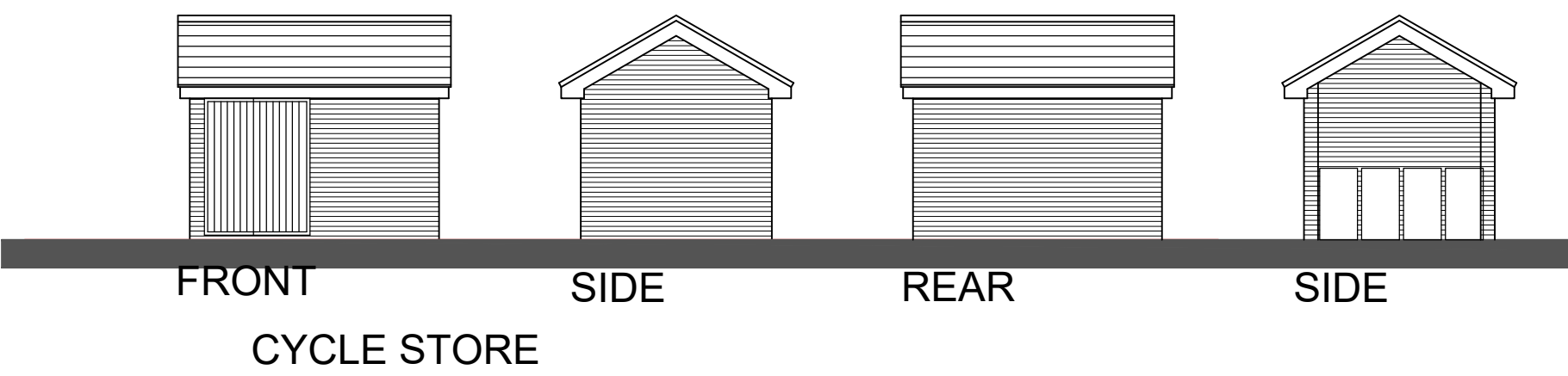
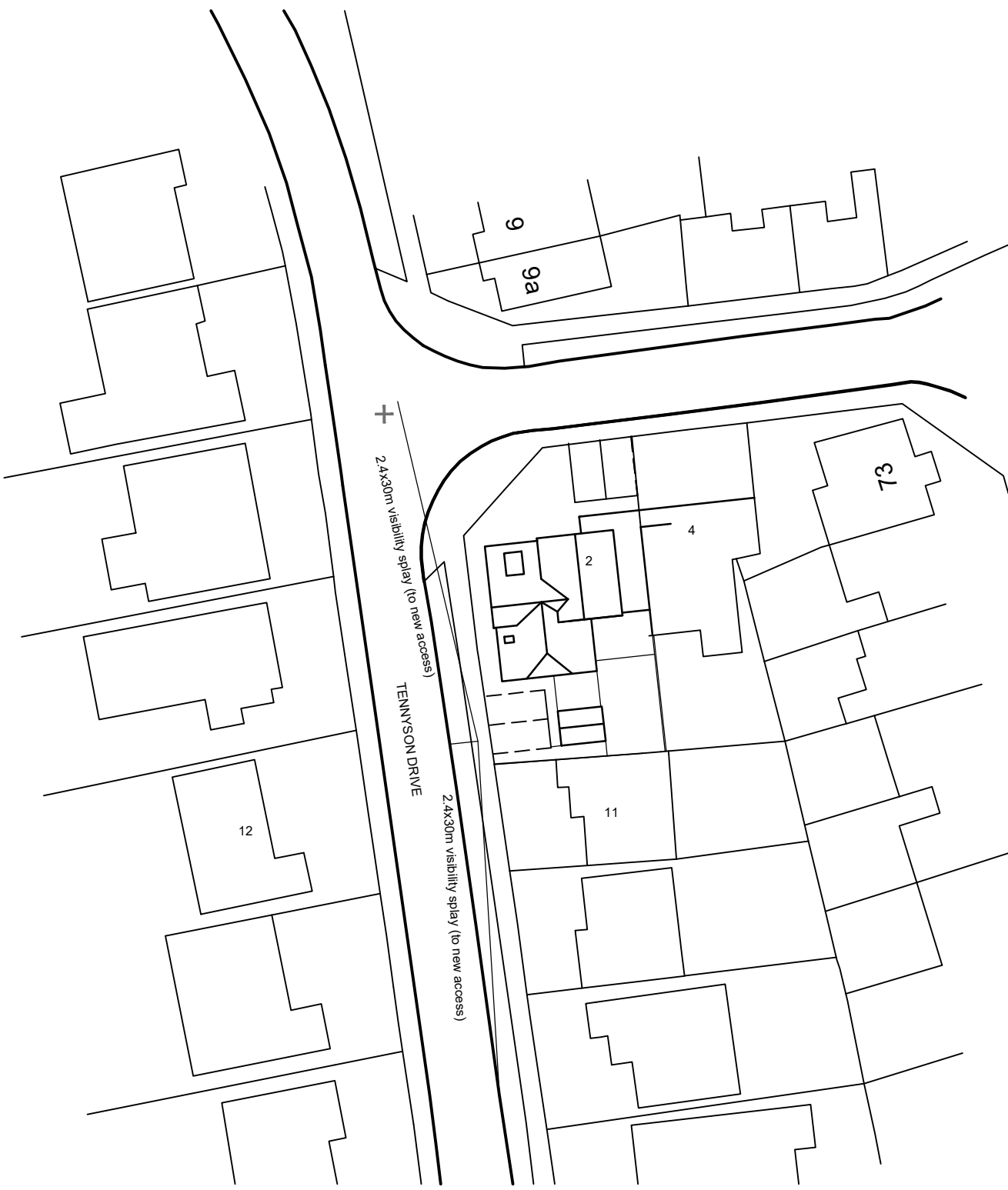


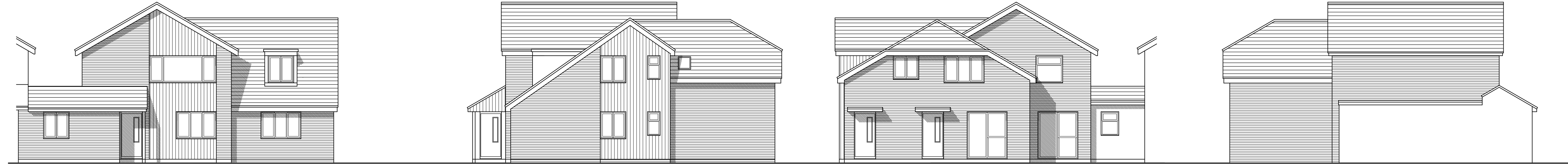
Appendix 1



FIRST FLOOR
1:100 PLANS as PROPOSED
0 5 10 Scale (metres)



BLOCK PLAN 1:500
0 5 10 20 Scale (metres)



FRONT
1:100 ELEVATIONS as PROPOSED

SIDE

REAR

SIDE

Revisions

Project.

2 Tennyson Drive,
Abingdon

Drawing title.

Proposed plans and elevations

Scale: 1:100

Date: January 2020

Drawn: DW

Drawing No.

Revision

G

TNNY.P11

LOCAL HIGHWAY AUTHORITY CONSULTATION



To: Vale of White Horse District Council

Planning Application No	P20/V0404/FUL	Planning Officer	Lewis Dixey
CC ref No		CC Officer	Ian Marshall
Date	7 th October 2020	Comments	Final

Location: 2 Tennyson Drive Abingdon OX14 5PD

Description: Extension and conversion of existing house into four new dwellings, 2x2 bed flats and 2x1 bed flats with associated parking (Removal of one bedroom and reduction in mass as shown on P11G)

Please find my comments on the above planning application consultation as follows:

Recommendations

No objection, subject to conditions and informative

General Observations

With reference to the previous Highway related consultation comments dated 24th March '20, 7th August '20 & 16th September '20, I have now had the opportunity to further review the submitted plans and have had clarifying dialogue with the Applicant. To this end, I now consider the vehicular crossover extensions to the front and side of the application site to be appropriate and acceptable to serve the residential development from a safety perspective, as the principle of the respective crossovers is already accepted. However, it will be necessary to cut back/remove the frontage foliage, for adequate vision splays to once more be achieved; this can be sort by way of condition.

With regard to the proposed vehicular parking provision of 4 spaces, this is in line with the Oxfordshire Parking Standards; it should be noted that these standards are maximum rather than minimum. Timed and dated evidence submitted by the Applicant, together with my own site visit, indicates that there is minimal street parking in the vicinity. Furthermore, as Tennyson Drive is a residential no through road, on balance, any additional displacement parking (visitor) associated with this particular application site, would not be considered to be detrimental to the local highway network and therefore acceptable. Again, the parking provision can be secured through a suitable condition. Cycle parking provision for 6 cycles has been provided in a secure building within the site, which accords with the Oxfordshire's Walking & Cycling Design Standards.

Conditions

- 1. Car Parking Spaces:** Prior to the use or occupation of the new development, the car parking spaces shown on approved Drawing No. TNNY.P11 REV G, shall be constructed, surfaced and marked out. The parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.

Reason: In the interest of highway safety and to avoid localised flooding (Policy 33 of the VWHDC Local Plan 2031).

2. **Cycle Parking:** Prior to the use or occupation of the new development, the cycle parking provision shown on approved Drawing No. TNNY.P11 REV G, shall be constructed. Thereafter, the parking provision shall be kept permanently free of any obstruction to such use. Reason: To encourage the use of sustainable modes of transport (Policies 33 and 35 of the VWHDC Local Plan 2031).
3. **Specified Visibility Splays:** Prior to the use of the new vehicular access points, visibility splays shall be provided in both directions measuring 2.4m by 25m or to the termination of the road. Such splays shall be designed to ensure there is no obstruction to vision above 0.9 metre in height relative to the centre line of the adjacent carriageway over the whole of each visibility splay area. Thereafter, the visibility splays shall be permanently maintained free from obstruction to vision. Reason: In the interest of highway safety In the interest of highway safety and to avoid localised flooding (Policy CP37).

Informative

Works within the Highway If works are required to be carried out within the public highway, the applicant is advised not to commence such work before formal approval has been granted by Oxfordshire County Council by way of either:

- i. a Section 184 Notice under the Highways Act 1980, or
- ii. a legal agreement between the applicant and Oxfordshire County Council

Officer Name: Ian Marshall

Officer Title: Principal Transport Engineer