



DETAILS OF APPLICATION

Planning Ref No: 2010/0102/06
CE/EN Ref: PlanCon* + AU438
Application Address: Timothy's Wood, Westmoor Lane, Cold Overton
Parish: Knossington
Applicant: Ross Thain And Co
District Planning Case Officer: Jennifer Wallis
Brief Description of Development: Development of 4 bedroom stand alone house with self sufficient environmentally developed light, heating and drainage systems.

OBSERVATIONS

(a) On any Improvement lines: None
(b) On Access Arrangements:
 New vehicular access: Yes **New pedestrian access:** No
 Altered vehicular access: Yes **Altered pedestrian access:** No
(c) On effect on Rights of Way: No
(d) On any new road proposal: No
(e) On application in general:

*Previous PlanCon ref: 2005/0590/06.
Plotting sheets 18/92, 26/2. Classified C6305.
County Councillor: Mr J Orson (Asfordby)

RECOMMENDATIONS

Reasons for Refusal

The proposal is contrary to the County Councils access to the road network policy as the access is located on a section of classified road outside the limits of the built up area, with no street lighting, no separate footways and subject only to the National speed restriction of 60mph. Furthermore it does not appear that an access could be provided on to the highway that achieved visibility splays in accordance with National standards. As such traffic turning into and out of the access could create dangers for highway users to the detriment of highway safety. The location of the site is also considered unsustainable and therefore likely to rely on the private motor car and is therefore contrary to Government policy.

Date Received	Date Of Inspection	Inspector	Signed Off
12/03/2010		Duncan Clarke	27/03/2010