



As such, vehicle queues currently extend beyond the revised driveway access during the 'am' peak with queues during the 'pm' peak reaching the proposed driveway access. Any vehicle approaching from the west wishing to enter the property during these peak periods may be prevented from doing so as a result of these queues impeding the progress of those vehicles following behind which in turn may cause delays at the signalised junction.

To avoid the scenario described above we would ask that the applicant explores an alternative arrangement to combine the new and existing access into the bowling club as indicated in our pre-application comments. Dimensions taken on site would suggest that such an access arrangement could be achieved by the applicant reconfiguring area of existing soft and hard landscaping within the boundary of the bowling club.

As noted above, any proposal to introduce a new dropped kerb footway crossing would involve the removal of mature boundary hedging and railing which would need to take account of the required driveway visibility splay for this type of new access (2.4metres by 43metres). Formation of such an access will be subject to an agreement under Section 56 of the Roads Scotland (Act).

Parking & Turning Area

As noted above, there is no detail offered at this stage on the number of bedrooms being proposed.

Notwithstanding the foregoing, based on the SCOTS National Roads Development Guide the applicant should provide a minimum of two parking spaces to serve a 2 or 3 bedroom property and three parking spaces for a 4 or 5 bedroom dwelling.

Parking bays shall be in 3.0metre by 6.0metre modules and should be shown on any future development proposals.

Adequate provision should be incorporated into the design to allow vehicles to turn within the curtilage of the property in order that they can enter and exit the property onto Blairbeth Road in a forward gear.

Recommendation

We recommend that any decision on the application be deferred until such times as the applicant has provided further information to address the issues highlighted above.

We trust that the above information will enable you to progress discussions with the applicant.

Should you have any queries regarding any aspect of the above response then please do not hesitate to contact [REDACTED] on the above extension.

