



**Community and Enterprise Resources**  
Executive Director **Michael McGlynn**  
**Roads and Transportation Services – Transportation Engineering**

<b>To:</b>	Planning	<b>Planning Application No:</b>	P/20/1115
<b>From:</b>	Development Management Roads and Transportation Services	<b>Case Officer:</b>	Murray Reid
		<b>Contact:</b>	Mark Kirk
		<b>Phone Ext:</b>	01698 454295
		<b>Date:</b>	24 September 2020

**Subject:** OBSERVATIONS ON PLANNING APPLICATION P/20/1115

**Location:** Land at 45 Hunthill Road, Blantyre, G72 9SR

We refer to the above application and would comment as follows.

### **Background**

A previous application submitted in August 2019 under planning reference P/19/1295 was subsequently withdrawn. This earlier application included proposals for a new four-bed detached dwelling being accessed off a driveway serving the existing residential property at 45 Hunthill Road.

We previously identified that the existing driveway was too narrow to support multiple properties.

The proximity of an existing boundary wall belonging to 43 Hunthill Road created a pinch point restricted to 2.70metres wide. Our previous recommendation was for the existing driveway to be widened to 5.0metres to accommodate passing vehicles on what would become a shared access. This information was shared with the applicant at a site meeting on 5<sup>th</sup> November 2019.

### **Proposals**

The current application shows proposals for a new four-bed detached dwelling on what is currently designated as private garden ground associated with 45 Hunthill Road.

Based on the SCOTS National Roads Development Guide the applicant should provide a minimum of three parking spaces to serve the proposed four-bedroom house. There are three spaces shown on the site layout allocated to the proposed dwelling. These spaces should be provided in 3.0metre by 6.0metre modules and their outline/extent should be clearly marked on the site layout to ensure that they can satisfactorily accommodate. These three new spaces are separate to the three parking spaces shown serving the existing property at 45 Hunthill Road.

There is a shared driveway to the front of both car parking areas; this appears to adequately facilitate the turning of vehicles such that they can enter and exit the access in a forward gear.

The proposed site plan, drawing L01, shows an access width dimension of 4.13metres at the heel kerb line; the minimum driveway width for a shared access should be 5.0metres. However, the access remains constrained by the existing pinch point referred to above which prevents two-way vehicle movement. The current application does not include any proposal for removal of the existing 2.70metre wide pinch point to create a widened shared access.

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Our office spoke with the applicant on Wednesday 23<sup>rd</sup> September 2020 to discuss the application and we were advised that they are not in a position to secure the land owned by 43 Hunthill Road to facilitate a widening of the access.

**Conclusions**

Given all of the above, we are unable to support the application until such times as the applicant has demonstrated that two-way vehicle movements can be accommodated within the access.

Please do not hesitate to contact me should you require any further information.

**Colin Park**  
**Engineer Park**