MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Hill
Our Ref:	ET/DC/PP/P/2025/0085	**Your Ref:**	P/2025/0085
Date:	27/03/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO P/2022/0792 I DIWYGIO DYLUNIAD ADEILAD/ANNEDD / VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2022/0792 TO AMEND DESIGN OF BUILDING/DWELLING

LOCATION: WILLMORE, THE CHEQUER, BRONINGTON, WHITCHURCH, SY13 2JQ

I refer to your consultation / email dated 12/02/2025 in respect of the above.

General

It is understood that planning consent (ref: P/2022/0792) was granted on 17/11/2022 for the demolition of the existing dwelling and erection of replacement dwelling. The latest application is for an amended design of the dwelling.

The latest layout plan (Drg. No. 2) indicates a single bedroom on the ground floor. However, it is understood that a first floor is also proposed but a plan indicating this detail has not been provided. **The LHA recommend that layout plans of all proposed floors are provided.**

A suitably scaled layout plan of the proposed access, driveway, parking and turning areas (with annotated dimensions) has not been provided. **The LHA recommend that a suitably scaled layout plan indicating the above detail is provided.**

Access

The existing access at the western end of the site is approximately 4.3m wide and is surfaced with loose bound materials. Gates were previously proposed at approximately 6.7m behind the adjoining highway which is acceptable. **The LHA recommend that the existing access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.**

Parking and Turning Provision

Adequate parking and turning provision will need to be provided for the proposed dwelling. Given the location of the site, the LHA recommend that parking provision is provided in accordance with LPGN 16 maximum requirements.

As indicated above, the LHA recommend the applicant provides a suitably scaled plan indicating the proposed access, driveway, parking and turning arrangements (with annotated dimensions).

The applicant did previously refer (in respect of P/2022/0792) to including an additional bedroom within the proposed garage building. If this element of the proposed development is still intended it is assumed that this will be classed as ancillary to the property and be conditioned accordingly so it cannot be sold off as a separate dwelling in the future. **The LHA recommend the applicant confirms if this element of the development is still proposed as part of this application and includes appropriate plans indicating this detail.**

Conclusion

In conclusion, the LHA request further information as follows:-

- The latest layout plan (Drg. No. 2) indicates a single bedroom on the ground floor. However, it is understood that a first floor is also proposed but a plan indicating this detail has not been provided. **The LHA recommend that layout plans of all proposed floors are provided.**

- A suitably scaled layout plan of the proposed access, driveway, parking and turning areas (with annotated dimensions) has not been provided. **The LHA recommend that a suitably scaled layout plan indicating the above detail is provided.**

- The applicant did previously refer (in respect of P/2022/0792) to including an additional bedroom within the proposed garage building. If this element of the proposed development is still intended it is assumed that this will be classed as ancillary to the property and be conditioned accordingly so it cannot be sold off as a separate dwelling in the future. **The LHA recommend the applicant confirms if this element of the development is still proposed as part of this application and includes appropriate plans indicating this detail.**



On behalf of Chief Officer, Environment & Technical