MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Hill
Our Ref:	ET/DC/PP/P/2025/0085 Res(2)	**Your Ref:**	P/2025/0085
Date:	27/05/2025		

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 15/05/2025 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 plans (Drg. No. 2 & 3) indicates a single bedroom on the ground floor and a home office plus storage area on the first floor. The LHA assume that the proposed office will be conditioned for personal use only.

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 with no gates being erected within 5m of 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.

The submitted location & block plan (Drg. nos A1 & A2) indicates adequate parking for at least 3 cars plus turning which is considered acceptable.

In conclusion, the LHA have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

ZJ07 ACCESS SURFACE (5 metres)
043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ09 NO GATES WITHIN 5 METRES
033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.



On behalf of Chief Officer, Environment & Technical