

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/MZ/P/2024/0160 (Rev 2)	Your Ref:	P/2024/0160
Date:	30/08/2024		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIADAU UNLLAWR YN Y TU BLAEN, AR YR OCHR AC YN Y CEFN / SINGLE STOREY FRONT, SIDE AND REAR EXTENSIONS

SUNNYBANK EYTON WREXHAM Grid Ref: E 333612 N 345118

I refer to your consultation / email dated 08/08/2024 in respect of the above.

It is my understanding that the proposals are for a single storey front, side and rear extension and a reconfiguration of the parking arrangements as a result.

The existing dwellinghouse has two bedrooms and the proposed dwellinghouse retains the two bedrooms but with upgraded bathroom facilities. The proposals do include the provision of a sizeable garage to the rear to accommodate classic cars, the garage is approximately 12m wide by 6m length and should house approximately 4 vehicles. The existing side driveway is to be maintained and there is a turning area in front of the proposed garage where it is shown two vehicles on the driveway to the rear. It is considered there is adequate space within the site for two vehicles to park and to turn and exit the site in forward gear from the existing vehicular access.

It is unclear if the proposals include new surfacing for the existing and extended drive extents, therefore the Highway Authority would advise that no surface water from the applicants site should be allowed to drain onto the public highway, the installation of appropriate drainage should be considered, The first 5m minimum (for a residential property) should be hard paved, avoiding gravel or loose chippings and no gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.

Should the applicant comply with these requirements then the proposals are acceptable on highways grounds.

Chief Officer, Environment & Technical