

# MEMORANDUM

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|-----------------|----------------------------------------|------------------|-------------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Planning & Regulatory |
|                 |                                        | <b>FAO:</b>      | Gwyn Humphreys                      |
| <b>Our Ref:</b> | ET/DC/MM/P/2023/0153                   | <b>Your Ref:</b> | P/2023/0153                         |
| <b>Date:</b>    | 9 May 2023                             |                  |                                     |

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**Fron Esgyn, Pleasant View, Froncysyllte, Llangollen**  
**Change of Use from Garage to Dwelling**

Further to your email / consultation dated 18/04/2023 in respect of the above, I comment as follows:-

The application submitted is for change of use from a garage to a dwelling.

As the existing garage will be converted into one dwelling, the proposal is expected to have a negligible impact on the highway network.

Car parking is provided in line with the WCBC Parking Standards.

More information is requested regarding the applicant's proposals for the site access. It is not clear from the layout if or how the applicant intends to fully separate/split the existing access into two accesses (one for the existing dwelling one for the proposed dwelling). Having visited the site it is likely that there would be issues with visibility and potentially vehicle manoeuvres into/out of both accesses if the existing access was to be split.

If the existing access was to be shared between the two dwellings this would be acceptable in principle.

**Conclusion**

The applicant should provide further information to clarify site access proposals.



Chief Officer, Environment & Technical