

# MEMORANDUM



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|-----------------|----------------------------------------|------------------|----------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Economy & Planning |
|                 |                                        | <b>FAO::</b>     | Simon Greenland                  |
| <b>Our Ref:</b> | ET/DC/MZ/P/2024/0183                   | <b>Your Ref:</b> | P/2024/0183                      |
| <b>Date:</b>    | 08/05/2024                             |                  |                                  |

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## TOWN AND COUNTRY PLANNING ACT 1990

### ESTYNIAD DEULAWR I OCHR YR EIDDO AC ADEILADU GAREJ AR WAHAN / TWO STOREY SIDE EXTENSION AND ERECTION OF DETACHED GARAGE

#### GWERN Y PALE DOLYWERN PONTFADOG LLANGOLLEN

Grid Ref: E 321568.91 N 337715.78

I refer to your consultation / email dated 26/03/24 in respect of the above.

It is the LHA's understanding that the proposals are for a two storey side extension and the erection of a detached garage.

The proposals look to increase the existing dwelling from a three bedroom to a four bedroom dwelling and to provide a stand alone double detached garage.

The access arrangements are not proposed to be amended.

To meet the Councils standards set out in LPGN No 16 the provision of 3 car parking spaces is required, this is the same for both 3 and 4 bedroom dwellinghouses. Garages are not considered as contributing towards on-street parking provision. However, it is considered that the proposals offer like for like from a car parking requirement standard and that there is adequate space proposed on the existing driveway. Therefore there are no objections to the proposals on highways grounds.

Chief Officer, Environment & Technical