

MEMORANDUM



From: Chief Officer, Environment & Technical

To: Chief Officer Planning & Regulatory

Our Ref: ET/DC/MM/P/2023/0143

FAO: Gwyn Humphreys

Your Ref: P/2023/0143

Date: 08 June 2023

**Chapel House, The Chequer, Bronington, Whitchurch, SY13 2JQ
Two storey rear extension, replacement windows and door, erection of side porch and internal alterations**

Further to previous correspondence dated 24/03/2023 I comment as follows:-

The application is for a rear extension to the property along with internal and external works.

Access

The site fronts onto the A525 Whitchurch Road, a single carriageway adopted road subject to a 40mph speed limit. There are narrow verges alongside each side of the carriageway however there is no footway.

There is no street lighting along this section of the A525.

Existing driveways are located either side of the property and along the frontage; these now appear overgrown as we understand it is a number of years since the house was last occupied.

There are existing dropped kerbs along the whole frontage of the property.

The vegetation should be cleared around the driveways to improve visibility.

Parking and Turning Provision

The extension will provide additional living accommodation for the property however the number of bedrooms will not increase. It is therefore unlikely that the parking demand for the property will vary from the existing.

Traffic Generation

The development is not expected to generate a significant level of vehicle trips.

Public Rights of Way

No public rights of way are impacted by the development.

Construction Environmental Management Plan

As there is limited space within the site, and parking/unloading of vehicles on/from the highway in close proximity to the bend in the carriageway, would be undesirable, we would request that a condition is included with any permission granted to request the applicant provides a Construction Environmental Management Plan (CEMP).

Conclusion

The applicant should ensure any vegetation is removed to provide access to the existing parking areas and to provide improved visibility.

A condition for a CEMP is requested to be included with any permission granted.

A handwritten signature in black ink, appearing to be 'R. H.', written on a light gray background.

Chief Officer, Environment & Technical