

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/DBP/2022/0832	Your Ref:	Sarah Brett
Date:	11 July 2023		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIADAU OCHR LLAWR CYNTAF A CHEFN GAN GYNNWYS BALCONI AC ESTYNIAD OCHR UNLLAWR / FIRST FLOOR SIDE AND REAR EXTENSIONS INCLUDING PROVISION OF BALCONY AND SINGLE STOREY SIDE EXTENSION

MINAFON MAYBURY AVENUE GLYN CEIRIOG LLANGOLLEN Grid Ref: E 320275 N 337740

Further to the officer's previous 'no comment; response dated 19 October 2022, we comment as follows.

Despite the increase from 2 bedroom to 3 bedroom, we feel that the increase in traffic for this minor increase is insignificant when considering the benefit of making a building in a dilapidated state into much needed residential property again, removing a blot on the landscape.

Previously, residents of this house have parked in the road up and down Maybury Avenue comfortably, whilst still maintaining enough carriageway for two vehicles to pass in opposite directions. The width of the carriageway at this location is 8.1m

An absence of off street parking would not be suitable grounds for refusal given that this property and others locally have utilized on street parking for many years, without there being any recorded significant incidents.

I understand from discussions with local residents that there is no concern locally over parking in the street, and in fact there is support to see this property renovated, removing the derelict blot on the landscape that has been deteriorating over recent years.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical