

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2023/0219	FAO:	Sharon Holman
Date:	7 July 2023	Your Ref:	P/2023/0219

CONVERSION OF EXISTING DOUBLE GARAGE TO ANNEX NEW BUNGALOW COED EFA LANE NEW BROUGHTON WREXHAM LL11 6YW

Grid Ref: E 330917.87 N 352121.95

Further to your email / consultation dated 10/05/2023 in respect of the above, see comment as follows:-

The planning application is for the conversion of an existing double garage into an annex with one bedroom with dressing area, shower room and sitting area. An application for a new bungalow on the application site was submitted 03/02/2010 and approved on 10/03/2010 with no planning conditions relevant to Highways.

Site Access

The site will be accessed from Coed Efa Lane from Wrexham Road. Coed Efa Lane is an unclassified road. Wrexham Road is a B-road with a 30mph speed limit. No changes have been proposed to the existing site access from Coed Efa Lane and it is considered that the existing site access arrangements are suitable in the context of the proposed development.

Given its size, the proposed development is not expected to generate a significant amount of traffic on the highway network.

Road safety

The collision record in the past five years for Coed Efa Lane and Wrexham Road has been reviewed using Crashmap. No collisions were noted in that period at the Coed Efa Lane / Wrexham Road junction. One collision which resulted in a casualty with an injury (slight severity) was observed on Wrexham Road, but this does not constitute a significant concern in the context of the proposed development.

Car parking

Although the existing garage may be used for car parking, it is noted that further driveway space is available to the front of the property and therefore parking provision for the existing property would remain acceptable. Should the applicant seek to consider the annex as a separate dwelling from the bungalow in the future, the applicant should demonstrate suitable access and parking for each property.

Conclusion

The development is not expected to have a significant impact on the operation or safety of the highway network.

Car parking provision is appropriate and no changes to the existing site access have been proposed.

There is no highways reason why planning permission should not be granted.

A handwritten signature in black ink, appearing to be 'R. K.', is written on a light blue rectangular background.

Chief Officer, Environment & Technical