

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Ross Pemberton
Our Ref:	ET/DC/PP/P/2022/1066	Your Ref:	P/2022/1066
Date:	30/01/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU GAREJ / ERECTION OF GARAGE

WESTFIELD GAMFORD LANE ROSSETT WREXHAM

Grid Ref: E 337569.37 N 357642.11

I refer to your consultation / email dated 07/01/2023 in respect of the above.

The proposed modifications to the property appear to include extending the frontage of the house forwards. This would appear to be reducing the available space for parking at the site. The proposed garage (not included as contributing to parking provision) is indicated at being 5.6m back from the adjoining highway. However, this should be measured from the corner of the garage nearest to the highway requiring a minimum setback distance of 5.5m. **This detail should be indicated on a revised layout plan.**

The provision of 2 car spaces would be considered adequate for the 2 bed dwelling. However, **I would recommend the applicant provides a suitably scaled layout plan indicating / annotating the proposed parking spaces clear of the adjoining highway in accordance with LPGN 16 dimensional requirements.**

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