

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0640 **Your Ref:** SEH/P/2022/0640
Date: 25th July 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Grid Ref / Location: 373 419 TY Newydd, School Lane, Overton.

Development: Conversion of outbuildings to form 2 units of holiday accommodation.

I refer to your consultation / email dated 22/07/2022 in respect of the above.

Access

The proposed development site is located on School Lane which is a classified, residential road subject to a 20mph speed limit.

Based on the above speeds, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the proposed / existing access serving the development site is inadequate providing splays of approximately 2.4 x 3m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing brick pillars and boundary walls fronting the site

The existing access is approximately 3m wide and is gated at 2.1m behind the edge of carriageway. The access is paved with hard bound materials. I would normally recommend that any proposed shared access of this nature is a minimum width of 4.8m to allow 2 cars to pass each other simultaneously. I would normally recommend that no gates are erected for such a development. If the front boundary wall was removed to improve access, it is likely that the required visibility splays would still be impeded by the existing outbuildings. I understand that the access / wall is within a conservation area and cannot be altered.

I would therefore be unable to support any proposal that is likely to result in an increase in vehicle movements through this sub-standard access.

Parking & Turning Provision

In terms of parking provision at the proposed development site, I comment as follows:-

The existing 4 bedroom property appears to provide parking for up to 3 cars plus turning on the existing driveway which is considered adequate.

School Lane suffers from on-street parking issues which I assume is by existing residents and possibly staff at the nearby school / nursery. I understand that significant on-street parking occurs by parents during school / nursery drop off and collection times. I would therefore recommend that any proposed development provides appropriate parking and turning provision in accordance with LPGN 16 maximum requirements. This would equate to 3 spaces for the existing dwelling, 2 spaces for the proposed 2 bed holiday unit and 1 space for the proposed 1 bed holiday unit providing 6 spaces in total. The submitted layout plan (Drg. No. WC186/009) only indicates 4 spaces which is considered inadequate.

A typical turning circle for an average car is typically between 10.4 – 10.7m diameter. The indicated turning circle is of inadequate size. I would recommend that the applicant provides a revised layout plan to address the above issues.

In conclusion, although it may be possible to provide adequate parking and turning at the development site, it does not appear possible to modify the access or provide adequate visibility from the proposed access that complies with the requirements of Manual for Streets. I would therefore be unable to support the proposed development given the issues raised above.

A handwritten signature in black ink, appearing to be 'R. Khan' or similar, written in a cursive style.

Chief Officer Environment & Technical