

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0488 **Your Ref:** SB/P/2022/0488
Date: 1st June 2022

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 354 550 6 Chetwyn Court, Gresford, Wrexham.

Development: Single storey garage extension to dwelling and construction of new vehicular access.

I refer to your consultation / email dated 27/05/2022 in respect of the above.

Although the application title refers to “construction of new vehicular access” I understand that the applicant is not intending to alter the existing access.

Access

The proposed development site is located on Chetwyn Court which is an unclassified road (cul de sac) subject to a 30mph speed limit.

The property is currently served by an existing 4.8m wide access and appears capable of accommodating up to 3 cars. The proposed development would still appear to retain space for up to 3 cars which is considered acceptable.

It is noted that the property currently includes a dwarf hedgerow planted in the existing adopted service strip (1.8m wide). Nothing is normally allowed to be planted / erected within this service strip. However, a number of properties on this cul de sac also appear to have also encroached on the service strip. Our Streetscene Section area aware of this situation.

Parking Provision

I assume the property is 4/5 bedroomed. I would recommend that at least 3 parking spaces are provided at the property in accordance with LPGN 16 guidance (LPGN 16 does not include garage spaces as contributing to parking provision).

The property currently appears capable of accommodating up to 3 cars. The proposed development would still appear to retain space for up to 3 cars which is considered acceptable.

I would therefore have no objections to the proposed development on highway grounds.

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. H. M.', written in a cursive style.

Chief Officer, Environment & Technical