

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0802 **Your Ref:** SJG/P/2021/0802
Date: 8th September 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 385 445 Althrey Cottage, Overton Road, Bangor on Dee, Wrexham.
Development: Conversion of garage into annex accommodation.

I refer to your consultation / email dated 18/08/2021 in respect of the above.

The proposed development site is located on B5069 Overton Road which is a rural, classified road subject to a 30mph speed limit.

Based on typical speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access serving the development site is inadequate in both directions providing splays of approximately 2.4 x 12m in the northerly direction and 2.4 x 14m in the southerly direction measured to the nearside edge of the adjoining highway. Visibility is restricted by the existing boundary wall / hedgerow / 3rd party land in the northerly direction and by the existing boundary wall / hedgerow in the southerly direction. I would suggest that the applicant considers carrying out improvements to maximize visibility from the existing access.

I would normally therefore be unable to support any proposed development that is likely to result in an increase in vehicle movements through this substandard access.

The existing driveway serving the development site is approximately 13m wide reducing to 6.4m wide at 4.3m behind the adjoining carriageway. The existing access is paved with loose bound materials and would benefit from being surfaced with hard bound materials.

There would appear to be adequate parking and turning space within the curtilage of the development site.

I would normally recommend that the application be **REFUSED** for the following reason:-

There is restricted visibility at the existing access onto the B5069 Overton Road and increased use would increase the likelihood of danger to road users.

However, I understand that the proposed conversion will be ancillary to the main dwelling which is assumed not to generate any significant increase in vehicle movements.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

NONSTD ANCILLARY ACCOMMODATION

038R The proposed development shall be ancillary to the existing dwelling and must not be sold as a separate dwelling.

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. K. ...', is written on the page.

Chief Officer, Environment & Technical