

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
5 October 2015

APPLICATION NO:
P/2015 /0536

LOCATION:
MILLWARD HOUSE SOUTHSEA
ROAD NEW BROUGHTON
WREXHAM
LL11 6TE

DATE RECEIVED:
15/07/2015

COMMUNITY:
Broughton

CASE OFFICER:
KH

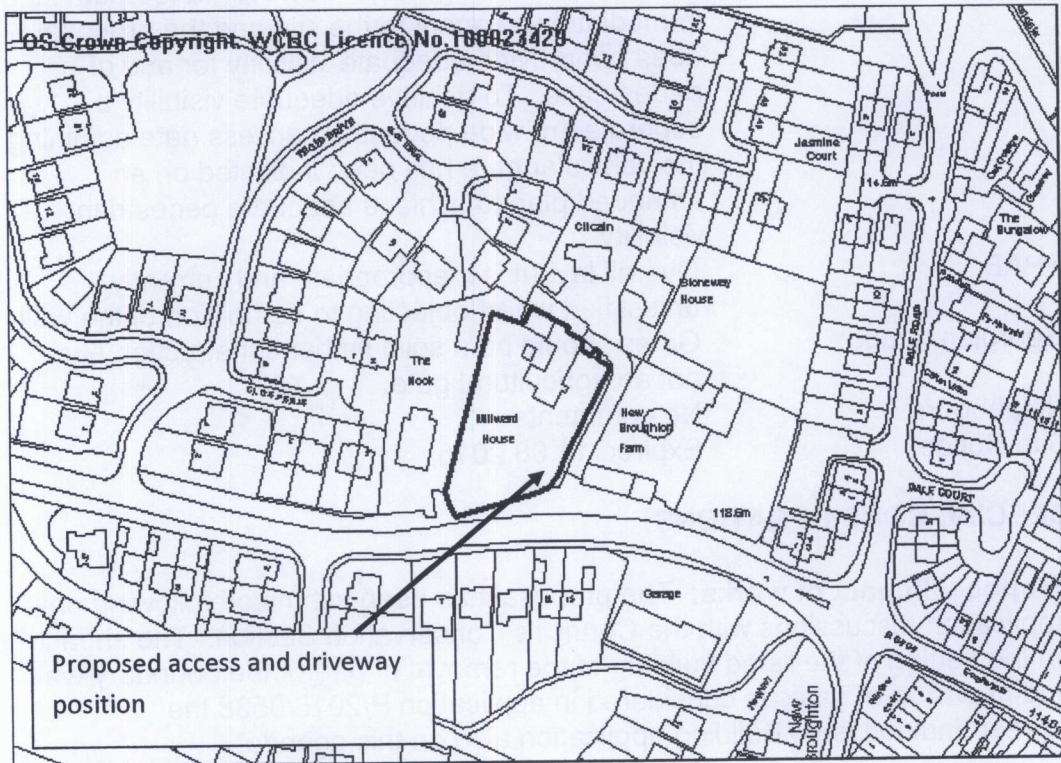
WARD:
New Broughton

DESCRIPTION:
CONSTRUCTION OF NEW
VEHICULAR ACCESS AND
DRIVEWAY

AGENT NAME:
SUSTAIN
ARCHITECTURE
MATTHEW ROBERTS

APPLICANT(S) NAME:
MRS P JACKSON

THE SITE



Grade II Listed Building onto an existing private drive off the northern side of Southsea Road. Residential properties on three sides with Southsea Road to the southern boundary.

PROPOSAL

New vehicular access and driveway.

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HISTORY

P/2015/0538 Corresponding Listed Building Consent for construction of new vehicular access and driveway. Also on this agenda.

DEVELOPMENT PLAN

Grade II Listed Building within settlement. Policies PS1, PS2, GDP1 and EC9 refer.

CONSULTATIONS

Community Council:	Consulted 17.07.2015
Local Member:	Notified 17.07.2015
Highways:	Adequate visibility splays measuring 2.4m x 43m in both directions can be achieved from the proposed access onto the highway. However, a footpath is immediately adjacent to the site and the proposal does not provide adequate visibility for and of pedestrians. To achieve adequate visibility a separate 1m wide pedestrian access gate adjoining the vehicular gate has been indicated on an amended plan to achieve adequate pedestrian visibility.
SPAB:	Overall layout is inappropriate and currently unjustified whilst objecting to demolition of the wall
Georgian Group:	Gates should be a solid timber construction and not an agricultural gate.
Neighbours:	No comments
Site Notice:	Expired 11.08.2015

SPECIAL CONSIDERATIONS

Proposal/Impact of works: The proposal has been submitted following pre-application discussions with the Council's Conservation Section. The impact on the setting of the listed building of the removal of part of the boundary wall and provision of gates is considered in application P/2015/0538 the corresponding Listed Building application also on this agenda.

Highways: The site is located onto a classified highway subject to a 30mph speed limit with splays of 2.4m x 43m in both directions which in this case can adequately be achieved onto the highway. A footway is adjacent to the site and the initial proposal does not provide adequate visibility for and of pedestrians.

A subsequent amended plan has indicated a separate 1m wide pedestrian gate which addresses pedestrian visibility.

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CONCLUSION

I have taken into consideration comments of SPAB and The Georgian Group as dealt within the Listed Building application also on this agenda.

The works respect the setting of the building and ensure an access to provide parking clear of the highway and ensuring an access to enable important repairs and maintenance is carried out to ensure its long-term future.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
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