

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0043 **Your Ref:** SJG/P/2022/0043
Date: 20th September 2016

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

Location: O. S Grid Ref: 367 557 Barnside, Cox Lane, Rossett, Wexham.

Development: Proposed conversion of existing garage into open plan living. Proposed new roof and addition of PV panels. Proposed erection of link between existing property and open plan living. Proposed internal re-modification and alteration to window and doors.

I refer to your consultation / email dated 17/01/2022 in respect of the above.

Access

The development site is located on Cox Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road.

Assuming typical speeds of 30mph, Manual for Streets would normally require any proposed access to provide visibility splays of 2.4 x 43m in both directions measured to the centreline of the adjoining highway in which there shall be no obstruction in excess of 1.0m above the level of the adjoining carriageway. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing / proposed access serving the development site appears adequate in the southerly direction providing a splay of at least 2.4 x 43m measured to the centreline of the adjoining highway. Visibility in the northerly direction is only approximately 2.4 x 25m measured to the centreline of the adjoining highway. Visibility is currently impeded in this direction by the existing vegetation.

The existing access serving the site is approximately 3.6m wide and is gated 4.2m behind the adjoining carriageway.

The existing access is surfaced with gravel but would benefit from re-surfacing with hard bound materials.

Parking & Turning Provision

Parking & turning provision at the site appears adequate.

I assume that the proposed development will be classed as ancillary use and a suitable condition will be included to tie it to the existing dwelling.

I therefore have no objections in principle to the proposed development subject to maintaining / providing adequate parking & turning provision at the property.

Supplementary Notes

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

Note to Applicant

Public Footpath No.9 - Allington passes through the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Sean Hanratty on Tel: 01978 729761.

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

Chief Officer, Environment & Technical