

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0620 **Your Ref:** PF/P/2018/0620
Date: 15th August 2018

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

Location: O. S Grid Ref: 370 574 Jasmine Cottage, Chapel Street, Rossett, Wrexham.
Development: Demolition of Garage and Porch and Erection of New Single-Storey Side Extension to Accommodate Kitchen, Cloakroom and Hallway.

I refer to your consultation dated 31/07/2018 in respect of the above.

The proposed development site is located on Chapel Street which is a busy classified road subject to a 20mph speed limit.

I understand that the existing property is 3 bedroomed. The property currently has a single parking space on the driveway plus a single garage. However, LPGN 16 no longer includes garages as contributing to parking provision. It is proposed to retain a single parking space on the widened driveway which is considered acceptable.

I therefore have no objections to the proposed development and recommend any permission includes 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. 006 Rev A.

NONSTD NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point.

Supplementary Notes

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

peter dorth van k

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