

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0796

Your Ref: PF/P/2018/0796

Date: 19th October 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 366 545 Hoseley House, Hoseley Lane, Marford, Wrexham.

Development: Conversion of outbuilding to provide ancillary accommodation to existing dwelling and provision of separate bat roost.

I refer to your consultation dated 20/09/2018 in respect of the above.

Access

The proposed development site is accessed off Park Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph due to the geometry of the road. Any proposed / existing access along this section would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width.

The existing / proposed access is approximately 3.9m wide and gated 1.8m behind the adjoining carriageway. This access suffers from inadequate visibility providing splays of approximately 2.4 x 15m in both directions measured to the centerline of the adjoining highway. I would normally recommend any gates are setback a minimum distance of 5m behind the adjoining highway.

I would not normally be able to support such a development that would result in an increase in vehicle movements through this sub-standard access.

Parking and Turning Provision

The proposed dwelling appears to be 3 bedroomed . I would recommend that maximum parking is provided in accordance with LPGN 16 (ie/ 3 spaces) given the relatively remote location of the site. I would appear possible to accommodate 3 no. cars within the curtilage of the site.

I would normally recommend that adequate turning provision is provided as the site fronts a classified road. It does not appear possible to provide adequate turning within the site if 3 cars spaces are provided. However, it is not considered essential to provide turning in this instance given the nature of Park Lane ie/ relatively lightly trafficked.

Traffic Generation

It is not clear whether the existing building has an existing traffic generation through this access. I assume that the existing / proposed access could have been used and generated movements in the past.

Although ancillary to the main house, the proposed dwelling is 3 bedroomed and seems quite significant in size for ancillary accommodation. If you are minded to support this application, I would suggest that consideration is given to setting back / removing the existing gates and improving visibility from this access.

I assume a condition will be imposed restricting the property to ancillary use.

Supplementary Notes

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

Peter Douthwaite

Planning Control Manager

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