

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0899 **Your Ref:** KH/P/2018/0899
Date: 14th November 2018

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

Location: O. S Grid Ref: 378 534 Commonwood Farm, Buck Road, Commonwood, Holt, Wrexham.

Development: Change of use of ancillary annex accommodation to holiday let.

I refer to your consultation dated 05/11/2018 in respect of the above.

The proposed development site is located on Buck Road which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph given the geometry of the road along this section.

Assuming speeds of 40mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

The existing access serving the development site suffers from inadequate visibility in both directions providing splays of approximately 2.4 x 19m to the north and 2.4 x 15m to the south measured to the nearside edge of the adjoining highway. In the southerly direction, visibility is impeded by the existing hedgerow fronting the site. In the northerly direction, visibility is impeded in that the required splay would cut across 3rd party land and also by the existing hedgerow.

The existing access is only approximately 3.6m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. An access width of at least 4.5m for a minimum distance of 5m behind the adjoining highway would normally be required for a shared access of this nature.

I would not normally support any proposed development that is likely to result in an increase in vehicle movements through this sub-standard access.

Although I recommended that the previous application (ref: P/2014/0304) for an ancillary annex be refused due to inadequate access width and inadequate visibility, consent was granted.

The current application proposes to use the 2 bedroom annex as a holiday let. I would not consider the proposed use to result in any significant increase in vehicle movements compared with those movements generated by the existing annex. I assume that a condition will be imposed for the proposed holiday let which will limit its use for this purpose only and cannot be sold off as a separate dwelling.

Proposed parking and turning provision at the development site appears adequate.

I would therefore have no objections to the proposed development on highway grounds

Supplementary Notes

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

Peter Dosthwaite

PD

Planning Control Manager