

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0836 **Your Ref:** SEH/P/2018/0836
Date: 24th October 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 411 539 Cross Cottage, The Lodge, Castle Street, Holt.

Development: Change of use of holiday let to form self-contained dwelling with no external alterations.

I refer to your consultation dated 04/10/2018 in respect of the above.

The proposed development site is located off Church Street which is a classified road subject to a 30mph speed limit.

The existing property is accessed via Castle Gardens which is a narrow (3.8m wide) unadopted lane which serves approximately 11 no. properties. Castle Gardens has no footway provision and no suitable turning facility.

Assuming typical vehicle speeds of around 20mph along Deeside which cuts across the access serving Castle Gardens, any proposed access would normally require visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the junction of Castle Gardens onto Deeside is adequate in the easterly direction providing a splay in excess of 2.4 x 25m measured to the nearside edge. However, visibility in the westerly direction is inadequate providing a splay of approximately 2.4 x 18m measured to the nearside edge.

Castle Gardens is typically 3.8m wide reducing to 2.2m outside Old School Cottage and cannot accommodate the simultaneous passage of 2 no. vehicles.

Given the location of the site, limited carriageway width, lack of footway provision, lack of turning provision and lack of adequate access, I would normally not support any proposed development at this site that is likely to result in a significant increase in vehicle movements through this substandard access.

However, the proposed property already has consent as a one bedroom holiday let. The proposed change of use to a one bedroomed self-contained dwelling is considered unlikely to result in any significant increase in vehicle movements at the site.

There would appear to be sufficient space within the curtilage of the property (accessed off Castle Gardens) to accommodate 4 vehicles which is considered adequate to serve the existing property and proposed dwelling.

I therefore have no objections to the proposed development and recommend any permission include the following condition:-

CONDITION

ZJ22
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

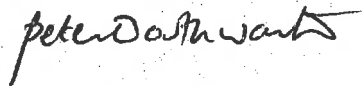
The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

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

Note to Applicant

Public Footpath No.2 - Holt runs along Castle Gardens past the development site and should not be interfered with.



PD Planning Control Manager