

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0335	Your Ref:	P/2018/0335
Date:	15 June 2018		

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

Location: O. S Grid Ref: 3102 5171 121 Moss Valley Road, New Broughton
Development: Two storey side extension, internal alterations and new access

I refer to your consultation dated 8 May 2018 concerning the above.

The development site is located on an unclassified road within an existing residential housing estate.

The proposed plans indicate the intention to open up a new access to a parking area in front of the existing dwelling. The parking area is approximately 4.2m deep and is of inadequate length to park a standard sized vehicle wholly within the space provided; it is inevitable that a vehicle parked on this area would overhang the footway.

There are a number of other dwellings on the estate similar in layout to the development site. I am concerned that supporting this application would set an unwanted precedent for other similar dwellings within the estate.

I therefore recommend that the application is refused for the following reason:

The proposal does not make adequate provision for the parking of vehicles clear of the public highway

Peter D. Murrell 

RM Service Manager Environment