

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0362	Your Ref:	P/2016/0362
Date:	6 May 2016		

Location: O. S Grid Ref: 3578 5740 Mulberry House, Burton Road, Rossett
Development: Single and two storey extensions to dwelling and internal alterations, erection of double garage, alterations and extension to outbuilding to create additional living space associated with existing dwelling (Mulberry House) and construction of new access/driveway

I refer to your consultation dated 19 April 2016 in respect of the above.

The site is located on a classified highway subject to a 30 mph speed limit.

The existing access serving two existing dwelling suffers from substandard visibility. I understand that the application seeks to create an annex tied to Mulberry House.

It is considered that an annex is unlikely to generate any more than a nominal increase in traffic using the existing access. If use of the annex can be tied to the house then I am prepared to support the proposal subject to the provision of additional parking.

However the parking provision demonstrated on the submitted plans is not considered to be appropriate.

The access on to Poplar Row suffers from seriously substandard visibility. To the south west visibility is restricted to approximately 2m by the wall of the existing coach house. To the north east visibility is limited to approximately 5m by the boundary hedge. Its proximity to the junction of Poplar Row and Burton Road is also a highway safety concern. Visibility at this junction is also substandard due to the front boundary hedge of Mulberry House.

Poplar Row is not an adopted highway so it is unclear whether Mulberry House has any rights of access over it. This is a private matter for the applicants to address with the owners of Poplar Row.

In its current format I would recommend that the application is refused for the following reason:

REASON

There is restricted visibility at the proposed access with consequent increase in danger to road users.

If however the plans were amended to demonstrate adequate off road parking within the site for the two existing dwellings and the proposed annex, all utilising the existing access then I may be able to revise my response.

Pete Oathwaite

My Service Manager Environment