

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2016/0104

Your Ref: KH/P/2016/0104

Date: 4th March 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 372 419 Totley House, Wrexham Road, Overton, Wrexham.

Development: Listed Building Consent to construct link extension between dwelling and outbuilding, remove door and window from rear elevation of dwelling, form new opening, internal alterations to form utility room and internal alterations to outbuilding. Provision of new windows to outbuilding, replacement of outbuilding roof covering, extension of garage and provision of new roof.

I refer to your consultation dated 24/02/2016 in respect of the above.

The property currently appears to provide 2 no. parking spaces (garage excluded). The proposed extension to the garage would effectively reduce the space available for parking behind the garage from 6.4m to 4.6m which is less than the minimum 4.8m width required for 2 no. spaces.

I would recommend that the applicant removes the existing 1.2m wide border behind the boundary wall to maintain adequate width for 2 no. parking spaces at the development site. Could you please ask the applicant to provide a revised layout plan indicating this detail.

I await the requested information

Supplementary Notes

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

peteroamwaut

pn Service Manager Environment