

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0450

Your Ref: P/211/0450

Date: 23 August 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2647 5200 Lynwood, Church Road, Minera

Development: Conversion of detached garage into auxiliary accommodation.

I refer to your recent consultation in respect of the above.

The development site has an existing access on to a classified highway subject only to a 60mph speed limit although vehicular speed is considered to be no more than 30 mph due to the geometry of the road. Visibility at the access is below recommended standards.

However it is considered that the proposed use is unlikely to generate any more than a nominal increase in traffic using the access. If the use of the garage conversion can be tied to the house then I am prepared to support the proposal.

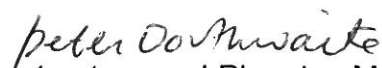
There is adequate parking and turning facility within the site to cater for the existing dwelling and any marginal increase associated with the annexe.

I recommend any permission include the following conditions:

CONDITION

NONSTDC TIED TO DWELLING

NONSTDR The proposed annexe shall be tied to the existing dwelling and must not be used or sold off as a separate dwelling.

for 
Infrastructure and Planning Manager