

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0089

Your Ref: PF/P/2011/0089

Date: 15TH February 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 334 496 26 Percy Road, Wrexham.

Development: Change of use from residential dwelling to student house in multiple occupation (HMO).

I refer to your consultation dated 11/02/2010 in respect of the above.

The proposed development site is located on the corner of Percy Road / Trevor Street. Both Percy Road and Trevor Street are unclassified, residential roads subject to a 30mph speed limit. Trevor Street is a one-way street along which vehicles can only travel in the westerly direction.

Both streets suffer from a significant on-street parking problem given the lack of off-street parking at the majority of the properties in this area.

LPGN 5 requires a HMO to provide 1 space per two bedspaces.

In terms of proposed parking provision indicated on the submitted layout plans, I comment as follows:-

Plan indicating 4 no. parking spaces (Drg. No.1)

The submitted layout plan indicates the provision of 4 no. parking spaces. In order to provide appropriate access to these spaces, the existing dropped kerb would need to be extended. The applicant will need to construct a dropped kerb crossing outside the property including strengthening of the footway at the point of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

However, even if the existing lean-to extension was removed, there would only appear to be approximately 4.5m depth behind the footway up to the existing building for the first 2 no. spaces. This would be considered inadequate and would not comply with the requirements of LPGN 16 which requires a depth of 4.8m for each space.

It would therefore appear that only 2 no. spaces could be provided which comply with the requirements of LPGN 16.

Plan indicating 3 no. parking spaces (Drg. No.2)

The submitted layout plan indicates the provision of 3 no. parking spaces. In order to provide appropriate access to these spaces, the existing dropped kerb would need to be extended. The applicant will need to construct a dropped kerb crossing outside the property including strengthening of the footway at the point of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

I would normally recommend that any proposed shared access is a minimum width of 4.5m.

The existing 2.3m wide access is therefore considered inadequate to serve as a shared access. Even if a 4.5m wide access was provided, it appears unlikely that car parking space no. 1 would be accessible if spaces 2 and 3 were occupied. All spaces would need to have clear access as vehicles are likely to be owned by independent occupiers.

In conclusion, it would only appear possible to accommodate 2 no. off road parking spaces at the site which would meet the requirements of LPGN16.

As the proposed development is for 9 no. bedspaces, the provision of 2 no. off road parking spaces would be considered inadequate.

I would normally recommend that the application be **REFUSED** for the following reason:-

The proposed development does not make adequate provision for the parking of vehicles clear of the public highway.

However, if the proposed 2 no. spaces could be provided (spaces 3 & 4 - Drg. No. 1) to the required standard, then a HMO of up to 4 no. bedspaces would be considered acceptable in this location. I would recommend that the applicant submits a revised layout plan indicating the provision of 2 no. parking spaces positioned at 90° to the footway.

Supplementary Notes

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

Note:

NONSTD FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to extend the dropped kerb and strengthen the footway at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

A handwritten signature in black ink, appearing to read "Jm Pal". The signature is stylized with a large, looped 'P' and a trailing 'K'.

Infrastructure and Planning Manager