

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0301

Your Ref: P/2011/0301

Date: 17 May 2011

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

Location: O. S Grid Ref: 2790 4220 Offa View, High Street, Cefn

Development: Conversion of existing basement below Offa View into self contained 2 bed apartment.

I refer to your consultation dated 26 April 2011 in respect of the above.

The site is located on a narrow unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20 mph due to the geometry of the road. Most of the dwellings in the immediate vicinity of the site appear to have dedicated off road parking with the exception of the application site Offa View.

Although there are some areas of High Street on which vehicles park there is no dedicated off road parking for either the existing dwelling or the proposed 2 bed dwelling.

LPGN 16 recommends the provision of two parking spaces for a two bedroom dwelling. The applicant suggests that residents can park their vehicles in the public car park 100m away from the site. This is not deemed to be acceptable.

The public car park is for the benefit of the public using the local facilities and it is not considered acceptable to use it for private development.

I recommend the application is refused for the following reason.

REASON

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



Infrastructure and Planning Manager