

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0309 **Your Ref:** KH/P/2011/0309
Date: 25TH May 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 353 523 Samhilda, Borrass Road, Borrass , Wrexham.

Development: Extension to form annex.

I refer to your consultation dated 19/05/2011 in respect of the above.

The development site is located on Borrass Road which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph along this section given the geometry of the road.

Assuming typical speeds of 30mph, Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the proposed / existing access is adequate in both directions providing splays in excess of 2.4 x 56m measured to the nearside edge of the adjoining highway.

The proposed / existing access is only 3.5m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. Any proposed shared access would normally require a minimum access width of 4.5m. However, I assume that the proposed annex will be used for a family member and is unlikely to generate any significant increase in vehicle movements. I would therefore recommend that the proposed annex is tied to the existing dwelling.

Adequate parking and turning facilities at the proposed development site shall be provided to the satisfaction of the Planning Authority.

I would therefore recommend that any permission include the following conditions:-

CONDITIONS

**ZJ23 (PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT
035R CLEAR**

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

NONSTD ANNEX TIED TO DWELLING

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The proposed annex shall be tied to the existing dwelling and must not be sold off as a separate dwelling.

Supplementary Notes

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



Infrastructure and Planning Manager