

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: DC/PD/2011/0455

Your Ref: P/2011/0455

Date: 14 July 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2960 4670 71 Chapel Street, Ponciau

Development: Erection of garage

I refer to your consultation dated 18 July 2011 in respect of the above.

Access to the garage is from an unadopted road known as California Terrace, a cul de sac where vehicular speed is considered to be no more than 10 mph due to the geometry of the road. The road is less than 3.5 m and does not permit the simultaneous passage of vehicles. Visibility at the junction with Fennant Road is substandard and the road is in a poor state of repair.

Given the potentially detrimental impact that it may have on the adopted highway I would not wish to support any development that increased traffic generation along California Terrace.

The site already has an established access on to the unadopted road. It is considered unlikely that the erection of a garage will generate increased vehicular movement along California Terrace.

The development site is located near the end of the cul de sac with only 3 houses beyond it. These 3 dwellings appear to share the same access; this access is approximately 7m from the existing access to 71 Chapel Street and vehicular speed is considered to be very low. Visibility from the access to 71 Chapel Street is currently restricted by a 1.2m high boundary fence. The location of the garage is unlikely to further detriment this visibility and given the extremely low vehicular speed it is considered that the erection of a garage will not impact on highway safety.

Given that the road is unadopted I would not normally make any highway recommendations; however in this instance it is considered important that any permission include a condition restricting the use of the garage to ensure that no business is operated from the site.

Infrastructure and Planning Manager