

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0117

Your Ref: P/2011/0117

Date: 09 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O.S Grid Ref: 2680 4210 Woodbank Cottage, Pontcysyllte

Development: Change of use from double garage to granny annex, new single garage and car port

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

The development site is located at the end of a narrow private drive which is accessed from the classified highway Gate Road.

Visibility at the site access on to Gate Road is substandard in a westerly direction.

Despite the substandard visibility it is considered that the proposed use as an annex to the existing building is unlikely to generate any more than a nominal increase in traffic using the access. If use of the annex can be tied to the house then I am prepared to support the proposal.

Adequate off road parking and turning provision are to be maintained within the development site.

CONDITION

ZG15 USE TO BE ANCILLARY TO HOUSE

NONSTD The annexe shall only be used for purposes ancillary to the use of the dwelling as a single dwelling house and for no other purpose.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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.

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

A handwritten signature in black ink, appearing to read 'J. Paul', is positioned above the title.

Infrastructure and Planning Manager