

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0140

Your Ref: P/2011/0140

Date: 16 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2860 4540 22 Cae Gabriel, Penycae

Development: First floor extension to gable end

I refer to your consultation dated 28 February 2011 in respect of the above.

The development site is located on an 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.

The existing access suffers from substandard visibility in both directions.

There is existing parking provision within the site for at least 3 vehicles.

The proposed extension increases the number of bedrooms at the property from 3 to 4. Given that local parking guidelines is identical for both a 3 and a 4 bedroom dwelling it is considered that traffic generation through the substandard access is unlikely to increase as a result of this proposal.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on the 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.


Infrastructure and Planning Manager