

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0935 **Your Ref:** PF/P/2010/0935
Date: 25th November 2010

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

Location: O. S Grid Ref: 389 455 The Post Office, High Street, Bangor Isycoed, Wrexham.
Development: Demolition of outbuildings and erection of extension to provide "Granny Flat" accommodation.

I refer to your consultation dated 16/11/2010 in respect of the above.

The development site is located on the High Street which is a classified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph along this section given the geometry of the road.

Assuming typical speeds of 25mph, Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

Visibility from the existing access / driveway is inadequate in both directions providing splays of approximately 2.4 x 20m to the north east and 2.4 x 22m to the south west measured to the nearside edge of the adjoining highway.

The existing access / driveway alongside the post office is approximately 4.2m wide and provides parking for up to 3 no. vehicles. Although there would appear to be a garage at the end of the existing driveway, it is unclear as to whether this is used for parking of vehicles.

I assume that the existing premises (post office) is 3 or 4 bedroomed which would normally require the provision of 3 no. parking spaces in accordance with LPGN 16.

I would normally not wish to support any proposed development that is likely to result in an increase in vehicle movements from this substandard access or result in an increase in parking demand at the development site. However, a development of this nature ie/ granny flat / annexe is normally considered unlikely to generate any significant increase in vehicle movements or increased parking demand.

Providing that the remaining driveway maintains parking provision for 3 no. vehicles (ie/ maintains a minimum driveway length of 14.4m), I would have no objections to the proposed development.

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

CONDITIONS

NONSTD Adequate parking provision shall be provided at the proposed development site
026R in accordance with LPGN 16 to the satisfaction of the Planning Authority.

ZG15 USE TO BE ANCILLIARY TO HOUSE

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

Supplementary Notes

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



Infrastructure and Planning Manager