

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0071

Your Ref: P/2011/0071

Date: 04 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2830 5580 Land adjacent to 36 Watts Dyke, Llay

Development: Erection of 2 storey 3 bedroom dwelling and extension to existing dwelling.

I refer to your consultation dated 04 February 2011 in respect of the above.

The site is located on an unclassified highway subject to a 30 mph speed limit. It is possible to achieve adequate visibility from the proposed site access.

Parking provision is below recommended standards of LPGN 16 for both dwellings. Given that the road is unclassified it is not necessary to provide an off road turning facility. I would therefore suggest that the proposal to provide a legally shared turning area is unnecessary and actually reduces parking provision at the site. A separate driveway to each plot would enable 3 spaces to be provided for both dwellings.

The drawings indicate that the driveway will be opened up to an 8.5m width. Whilst this is acceptable in principle there is no mention made of the existing street lighting column in front of no. 36 which will obstruct the proposed driveway unless it is relocated or the scheme is altered to account for it.

Please ask the applicant to demonstrate the following:

- Separate driveways without the shared turning facility.
- 3 parking spaces per dwelling
- Proposals for street lighting column

Infrastructure and Planning Manager