

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0047 **Your Ref:** MP/P/2011/0047
Date: 3rd February 2011

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

Location: O. S Grid Ref: 357 464 Pool House, Overton, Marchwiel.

Development: Erection of two storey extension and alterations after demolition of existing single storey section, erection of detached garage and change of use of land to create new vehicular access.

I refer to your consultation dated 31/01/2011 in respect of the above.

The proposed development site is located on the A528 Overton Road which is a rural, classified road subject to a 60mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m 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 in accordance with TAN 18.

Any proposed / existing access would also normally be required to provide adequate forward visibility providing a stopping sight distance of 215m for vehicles approaching from the south.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 80m to the south and 2.4 x 100m to the north measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing mature hedgerow fronting the development site.

Forward visibility for vehicles approaching from the south is also inadequate providing a stopping sight distance of approximately 140m.

The applicant appears to own a significant number of cars, 5 no. of which were parked at the property during my site visit. Turning provision was restricted due to the number of cars parked on the existing driveway.

In terms of the proposed access, I comment as follows:-

It would appear possible to achieve visibility splays from the proposed access of at least 2.4 x 90m to the south and 2.4 x 215m to the north measured to the nearside edge of the adjoining highway subject to trimming of the existing hedgerow along the site frontage.

Forward visibility for vehicles approaching from the south is likely to be similar to that currently available at the existing access providing a stopping sight distance of approximately 140m.

I understand that the applicant is willing to provide an access of at least 4.5m in width to facilitate the simultaneous passage of 2 no. vehicles. Although such an access would be considered safer in highway terms, an access width of 3.0m would normally be considered acceptable to serve a single dwelling.

In order to carry out these modifications, the applicant will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

I would recommend that the proposed access is surfaced with hard bound materials for at least 5m behind the adjoining highway with no gates being erected within 5m of the highway boundary.

No private surface water shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be constructed across the access to intercept any such run-off.

Adequate parking and turning provision shall be provided within the curtilage of the development site.

In conclusion, the proposed development offers a significant improvement in terms of improved visibility, parking and turning provision. However, I would recommend that the applicant submits a revised layout plan indicating how the improved visibility splays will be provided.

I would recommend that the existing sub-standard access is permanently closed upon completion of the new access to the satisfaction of the Planning Authority.

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

CONDITIONS

- | | |
|----------------------|---|
| ZJ017
038R | VISIBILITY SPLAYS (NEAR SIDE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 90 metres to the south and 2.4 metres x 215 metres to the north measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility. |
| ZJ11
039R | ACCESS WIDTH
The vehicular access hereby approved shall be a minimum width of 3.0 metres. |
| ZJ07
043R | ACCESS SURFACE (5 metres)
Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway. |
| ZJ09
033R | NO GATES
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary. |
| ZJ46
026R | NO PRIVATE SURFACE WATER RUN OFF
No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development. |

ZJ22

035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

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.

ZJ02

026R

ACCESS TO BE CLOSED PRIOR TO USE OF ALTERNATIVE ACCESS

The existing vehicular access as shown on the approved plan shall be permanently closed up prior to first use of the new vehicular access hereby approved.

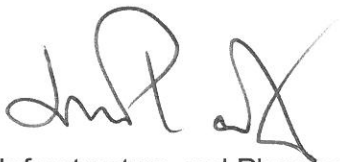
Supplementary Notes

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

Note:

The applicant will need to widen the existing dropped kerb crossing outside the property including strengthening of the footway at the point of access including modifications to the existing railings sited in the footway and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

Please contact our Network Assistant – Jo Giles on Tel: 01978 729670 for further details.



Infrastructure and Planning Manager