

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0070

Your Ref: P/2011/0070

Date: 04 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3280 3450 1 Hawthorn View, Penycae

Development: Erection of detached garage to front of dwelling.

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

The site is located on a highway which was intended to be constructed to a standard suitable for adoption by the highway authority. The developer has not however constructed the road to the correct standard and the road currently remains unadopted.

Planning permission was granted for a further three dwellings on Hawthorn View in 2010 (P2010/0011) subject to a scheme of carriageway, lighting and drainage improvements being implemented to enable the road to be adopted by the council. Whilst this development has yet to be constructed, it is intended that the road will be formally adopted on satisfactory completion of the improvement scheme.

It is a standard highway requirement that any garage should be constructed a minimum of 5m behind the highway boundary. In this instance, whilst the garage is 5m behind the carriageway edge it is only 3m behind the rear of the footway. Any vehicles parked behind the garage would therefore be obstructing the footway.

I therefore recommend that the application be refused for the following reason:

The garage is not set back the required 5m behind the proposed highway boundary.


Infrastructure and Planning Manager