

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0356

Your Ref: P/2011/0356

Date: 22 June 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3110 5540 Ty Coed, Oak Alyn Court, Cefn y Bedd

Development: Single storey side extension and single storey rear extension. Convert attached garage into bedroom suite. Erection of single storey detached garage.

I refer to your consultation dated 25 May 2011 in respect of the above.

The site is located at the end of a cul de sac on an unclassified highway.

The dwelling is currently three bedroom with parking provision for up to 4 vehicles. The submitted plans state that the dwelling will be extended to 4 bedroom with adequate parking provision for up to 4 vehicles.

The plans also show 3 dressing rooms of a size that could potentially be used as bedrooms; should this be the case there may be a significant shortfall in parking at the site.

However I can only take the drawings at face value and assume that the house will be converted into a 4 bedroom dwelling as stated.

That being the case I recommend that any permission include the following condition:

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.

peter Dornmueller
for Infrastructure and Planning Manager