

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0945 **Your Ref:** SJG/P/2010/0945
Date: 22nd November 2010

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

Location: O. S Grid Ref: 348 492 15 Goodwick Drive, Abenbury, Wrexham.

Development: Conversion of existing garage to living space and extension over to provide two extra bedrooms.

I refer to your consultation dated 15/11/2010 in respect of the above.

The proposed development site is located on a residential road (cul de sac) along which I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

Although the estate road is currently unadopted and is the responsibility of the developer (Barratts), a s.38 agreement has been entered into and it is intended to adopt this section of the estate in the near future.

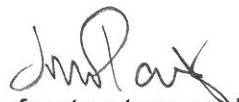
In terms of parking provision at the proposed development site, I comment as follows:-

For a 5 bedroomed property, LPGN 16 would normally require the provision of a maximum of 4 no. spaces.

However, the proposed development only appears to be providing 1 no. off road parking space which is considered inadequate. The proposed development site is located on the outside of a bend along this section and any unnecessary on street parking in this location would be considered undesirable. I would normally recommend a minimum of 3 no. parking spaces in this instance.

I would therefore recommend that the application be **REFUSED** for the following reason:-

The proposed development does not make adequate provision for the parking of vehicles clear of the adjoining carriageway.



Infrastructure and Planning Manager